

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

THURSDAY, APRIL 14, 2016

(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: Vice-Chairman Blanche Stuart
Commissioner Marie Dukes
Commissioner May D'Arminio
Commissioner Michael Allegretta
Commissioner Gino Tessaro

Also Present:

Anthony Feorenzo, Executive Director
William F. Snyder, Consultant to the Board
Gregory Asadurian, Esq., Counsel to the Authority
Police Officer Clay Peralta, Hackensack Police Department
Sonia Verdade, Boys & Girls Club of Hackensack

Absent: Chairman Anthony Stassi
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 12/4/2015. 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 recited by all those present.

A moment of silence was held in support of U.S. Armed Forces.

APPROVAL OF PREVIOUS MEETING MINUTES – March 10, 2016

Motion to approve minutes made by Commissioner D'Arminio; seconded by Commissioner Allegretta.

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Russell

RESOLUTIONS #2016-10 THROUGH #2016-11

1. RESOLUTION #2016-10 – APPROVAL OF CONTRACT FOR MISCELLANEOUS SERVICES

ED Feorenzo explained RFP went out last month for computer services, painting services, pest control, flooring, annual inspection services and trash removal. Attached to the Commissioners' agendas is the list of pricing/comparisons for different vendors that applied and submitted proposals. Some only one proposal was received; pest control – 2, which will go to Bugging Out, that HHA has used the past two years; flooring -2 received; inspection services - 1 and trash removal just one. ED Feorenzo is recommending Mazteck; for painting – Best Cleaning Services. He called two of their references, which came back with no issues. There was a problem at 40 Passaic Street and Best Cleaning went there and did a good job. He was \$75 an apartment less. Bugging Out was \$1.00 less than the next person for best control and is the company used at this time. Brothers Carpet is doing flooring now and lower than next bidder. Same inspection company will be used as no one else entered a bid; rates stayed the same. Pinto Sanitation was the only bidder giving a bid for 40-yard containers when tenants move out, typically 1-2 a month. Commissioner Allegretta asked that ED Feorenzo checked into references. Mr. Feorenzo answered the only new bidder was Best Cleaning, and he called his references, which checked out fine. His work was right on point.

Motion to approve made by Commissioner Dukes; seconded by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Russell

2. RESOLUTION #2016-11 – APPROVAL OF CONTRACT FOR ARCHITECTURAL SERVICES

ED Feorenzo said bids went out for architectural services for two generators specs and new roof specs at 230 Central. Aparri Engineering was low bidder. He checked their references from other housing authorities that they do work for, and

are located in Hackensack. There was not one bad reference, on point with their drawings, site visits and he recommends going with Aparri Engineering. Commissioner Dukes noted the vast difference in bids. ED Feorenzo talked about several architects including Minervini, who is being used for RAD, and their price was close to Aparri.

Motion to approve made by Commissioner Allegretta; seconded by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Russell

BOYS & GIRLS CLUB OF HACKENSACK – Sonia Verdade, Unit Director

Sonia handed out an informative packet to ED Feorenzo, Mr. Snyder, and Commissioners. Sonia explained she was at Hackensack, left for a few years to take on a full-time teaching career and is doing B&G Club part-time. Sonia brought a young girl with her, who has impacted Sonia's life and vice-versa, and is mentoring her. Membership went up 6 new housing members, going from 74 to 80, which don't come on a consistent basis, averaging about 55-60/day. 10 students are being mentored. Every counselor has one and mentoring coordinators also have one, as does Sonia. 2/26 mentoring students came from Bergen Academy; 4/4 they did chalk chromatography and paper towel chromatography; 4/1 did a project involving exploding colors/invisible ink.

On 3/11 Bergen County Links brought back the 25 published books children had worked on and illustrated. Two authors spoke about being an author and the students shared their books with one another. Books were also donated to B&G Club to create a library, and 5 book shelves.

Six students were interviewed from a food bank specialist on 2/18/16. She asked them what B&G Club means to them, and their thoughts on the food bank. Nutrition lessons are also taught in compliance with Food Bank of N.J. Kohl's in Paramus had volunteers come to play basketball with the kids, and since they lost, they now come every week. Kohl's makes donations to B&G Club also – notebooks, pencils, money. Karate Program will end Saturday 4/16 and return in Fall of 2016.

Sonia is big on member recognition and did a small ceremony with categories of: members of the month 5-7, 8-10, 11 and up. Helpers of the month and birthdays of the month. Every child got a certificate, pictures taken. Tomorrow, Mr. Williams (B&G Club Board member) and HHA staff member, will take photographs of students for Mother's Day, which will be printed and framed for their parents – free of charge.

On 4/29 a bank will come in to teach 3rd and 4th graders about savings, financial literacy and money management; they will accommodate the smaller children, if needed. Books were donated from a school in Rochelle Park, and thank you letters written by the children to the school. That school answered with letters and they will be shared with the children tomorrow. Sonia takes a lot of photographs of events and happenings to share with Commissioners, staff and children.

Summer camp is coming up and flyers are going out to the schools. It will run 9-3. Sonia will speak with ED Feorenzo next week to do something for seniors, perhaps a luncheon, which would include asking the Commissioners to attend.

Sonia introduced Navea Cole. Navea told the Commissioners she attends B&G Club from the time it opens to closing. Sonia is her mentor; they talk about Navea's personal problems, how she is doing at school, doing the right things. Sonia is like her sister, guiding her in life and saying what she should and should not do. Staff at B&G Club always says hello and helps her with her homework and wants her to get a great education; they are family to her helping her with difficult problems. The food there helps her to grow strong and keeps her energized and energetic. (Applause for Navea.)

(At this point in the proceeding, Sonia and Navea left.)

HACKENSACK POLICE DEPARTMENT OFFICER CLAY PERALTA

ED Feorenzo introduced Officer Peralta. Clay introduced himself; he is the newly appointed full-time housing officer. He will be everyone's point of contact. All has been quiet, if there are issues he will try to handle them that day. Vice-Chairman Stuart asked what his hours are. Clay said right now its Monday to Friday, 10-6. VC Stuart asked if there was a part-time policeman at night. ED Feorenzo said there were other fill-ins at night for that shift. There are about seven in total, and six more specials coming in.

MANAGEMENT REPORT AND UNFINISHED BUSINESS

Mr. Feorenzo told the Commissioners there is a Dodge Durango police vehicle that they use with about 90,000 miles and in the shop quite often at DPW. When it goes, it will not be replaced. They do not park in front of a specific door. Hackensack will replace the vehicle when this one no longer works. Commissioner Allegretta asked why about the parking. ED Feorenzo said several Commissioners requested it not be there, as it seemed a stigma to them. If the car wasn't there, you would not know it was public housing. The car is parked behind it in a lot, when necessary.

ED Feorenzo received the revised commitment from Mariner's Bank today. He signed it and Mr. Snyder downloaded it to RAD Help Desk. At the Occupancy

Meeting ED Feorenzo mentioned the office is going through the files. Jamie's staff is doing recertifications. They are finding tenants with unreported income. When they are found, calculations are made of unreported income; if the office feels it's in excess, they are given a two-year payment plan, if they have no money to give up front. If there is money up front, they' rather receive that instead of a payment plan. Many don't have money in the bank to give the office. Payment is on top of their rent. Rent is calculated on a percentage of your income.

OLD BUSINESS – RAD REPORT

Mr. Snyder reported everything is moving along nicely. The revised sheet has been received; it has good terms for HHA financing. Miscellaneous documents were uploaded – Financing Plan – which is now finished and uploaded to HUD. All HHA financial calculations are in there; list of items that HHA will be doing; agreement from the bank to finance this. Tenant Selection Committee/Occupancy Committee meeting before this meeting. Part of this plan to convert from public housing to Section 8 Project Base, there is a different document that has to be submitted – Tenant Selection Plan – governing all the requirements for anyone who wants to apply, get their name on the waiting list, be taken off the waiting list, be admitted to a unit, type of unit, number of people in family, what type unit you fit into – 0-1-2-3 bedroom unit; requirements for continued occupancy in the building, inspection requirements on units, etc.

It is now in a document: Admission Continued Occupancy Policy. All the main parts of that have been put into Tenant Selection Plan and going over that. Reviews will be completed in about a month and then submitted to HUD. When the committee agrees and places their comments, it will be brought to the Board for review, placed on an agenda for approval. All the residents will receive a notice prior to that regarding new policies, if they want to look at them in the office for review.

Another document is House Rules, which gets attached to the lease and has all the requirements tenants have to abide by to live here. Hopefully, the transaction will close on financing and all other requirements by September-October. Goal is to be ready January 1, structure for the continuing subsidy will provide for HHA significantly more money to operate. Should HHA close in January 2017 or after, only a pro rated amount of subsidies will be received that are currently received. Last month the architectural firm was hired to do the design work. Everything is going along smoothly. ED Feorenzo spoke to Transaction Manager today, she said it's not a complicated matter because HHA is not using tax credit and it should be closed by that time.

PAYMENT OF BILLS

Motion to approve payment of bills made by Commissioner Allegretta; seconded by Commissioner Tessaro.

Vice-Chairman Stuart asked about Cassandra Harris - \$748. ED Feorenzo answered Ms. Harris moved out in the beginning of the month; this was a pro rated payment that she overpaid. Commissioner Dukes requested a notation be made on the payment page. Mr. Feorenzo said it was the first one since he's been here.

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Russell

NEW BUSINESS OR OTHER BUSINESS – nothing at this time

REMARKS OF CITIZENS – nothing at this time

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/Russell

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber

Meeting adjourned at 6:28 P.M.