

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

THURSDAY, JANUARY 18, 2018

(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 Marie Dukes
Commissioner Gino Tessaro
Commissioner Sarquis Pico

Also Present:
Anthony Feorenzo, Executive Director
William F. Snyder, Consultant to the Board

Absent: Commissioner May D'Arminio
Commissioner Michael Allegretta
Commissioner Blanche Stuart

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 12/7/17. 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 a moment of silence in respect and remembrance for police, firemen and Armed Forces.

APPROVAL OF PREVIOUS MEETING MINUTES – December 14, 2017

Motion to approve minutes made by Commissioner Dukes; 2nd by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (4)
Absent: D'Arminio/Allegretta/Stuart

1. RESOLUTION #2018-1 – Annual Conference Authorization in 2018

ED Feorenzo explained this is a list of conferences that Commissioners attend. It is a formality so attendance is allowed.

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

VOTE: AYES/All Present Commissioners (4)
Absent: D'Arminio/Allegretta/Stuart

2. RESOLUTION #2018-2 – INDEMNIFICATION RESOLUTION – CRIMINAL

ED Feorenzo explained this is Indemnification Resolution – Criminal – which means Commissioners and all employees including ED Feorenzo are represented by an attorney and fees paid if there are ever any criminal charges against them. It is a formality done every year.

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

VOTE: AYES/All Present Commissioners (4)
Absent: D'Arminio/Allegretta/Stuart

3. RESOLUTION #2018-3 – INDEMNIFICATION RESOLUTION – CIVIL

ED Feorenzo explained this is Indemnification Resolution – Civil – same as above but for civil action.

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

VOTE: AYES/All Present Commissioners (4)
Absent: D'Arminio/Allegretta/Stuart

4. RESOLUTION #2018-4 – APPROVAL OF CASH MANAGEMENT PLAN

ED Feorenzo explained this is a once a year resolution, allowing HHA to put money in different banks/funds. Major one is Mariner's Bank.

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

VOTE: AYES/All Present Commissioners (4)
Absent: D'Arminio/Allegretta/Stuart

5. RESOLUTION #2018-5 – APPROVAL OF CONCRETE REPLACEMENT AT ORATAM COURT

ED Feorenzo said is part of RAD Program. Bids came in and under budget; replacing slabs – 145 yards of concrete at Newman & Railroad. When weather breaks it will be done; same contractor who did work at 230 Central Ave. Abraham General Construction @ \$1.60/square foot.

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

VOTE: AYES/All Present Commissioners 94)
Absent: D'Arminio/Allegretta/Stuart

6. RESOLUTION #2018-6 – APPROVAL OF FAÇADE BANDING REPLACEMENT AT ORATAM COURT

This is another project with RAD; all green on the buildings – now has water underneath it and capped with aluminum. It will be replaced with green AZAK. Low bid – M&M Construction is \$168,788 – on budget. References checked and bonds in order; bid above this was \$228,000 – Spartan Construction.

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

VOTE: AYES/All Present Commissioners (4)
Absent: D'Arminio/Allegretta/Stuart

CORRESPONDENCE

ED Feorenzo put Passaic Street Budget attachment to Commissioner's packet. He sent it to the County and added \$5,000 on budget, because security officers haven't had a raise; waiting to hear response from County. HHA makes about \$40,000 a year managing that building after all expenses are paid.

PAMENT OF CLAIMS

Motion to approve payment of claims made by Commissioner Tessaro; 2nd by Commissioner Dukes. There were no questions about this item.

VOTE: AYES/All Present Commissioners (4)
Absent: D'Arminio/Allegretta/Stuart

MANAGEMENT REPORT & UNFINISHED BUSINESS

Boys & Girls Club will be here in February to give a report on what they're doing and their progress. Next week boilers at Newman & Railroad and 164 Beech Street – work will begin on them – part of RAD Project, bid awarded last month. Shop generator is complete and now waiting for inspection to get it operational in place HHA loses power. One worker is out on SSI disability – he had a stroke; if he's able to come back to full capacity. If he doesn't bring a doctor's note that he can do his job, he will try for permanent disability. It is not Workmen's Comp. Dave, one of HHA's project managers, had knee surgery and will be out 3 weeks.

Architect is working on drawings for new VCT at 175 West Railroad; also for painting at 175 W. Railroad. After that he'll give specs for spraying cabinets at Kansas and 65 First.

OLD BUSINESS – nothing at this time

NEW BUSINESS – Bill Snyder

Mr. Snyder said the Major Trade Association for Housing & Redevelopment Authorities in New Jersey, New Jersey Chapter of the National Association of Housing & Redevelopment – he is happy to announce Mr. Feorenzo submitted his resume for consideration by the Executive Board and today he was appointed as a member of the Executive Board. Mr. Snyder noted Mr. Feorenzo is well-respected in N.J. as an Executive Director. Also, the Public Housing Authority Joint Insurance Fund. This fund was formed many years ago that helps provide insurance to housing authorities. Mr. Feorenzo sent his resume to the JIF to be considered for the Executive Board, which will involve him in what's going on with running of the actual fund, and he was this month appointed as an Executive Board Member to the JIF. These appointments say a lot about him and well-respected already amongst his peers.

OTHER BUSINESS

ED Feorenzo announced May D'Arminio was reappointed for another five-year term. He just received the resolution of her appointment. Mayor & Council has reappointed people requested by ED Feorenzo; everyone works well together on this Board.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (4)
Absent: D'Arminio/Allegretta/Stuart

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber

Meeting adjourned at: 6:25 P.M.