

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

THURSDAY, MARCH 12, 2015

(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.)

Chairman Anthony Stassi called the meeting to order.

ROLL CALL

Present: Chairman Anthony Stassi
Commissioner Marie Dukes
Commissioner Tasha McMillan-Russell
Commissioner Ralph Rivera
Commissioner Blanche Stuart

Also Present:
Anthony Feorenzo, Executive Director
William F. Snyder, Consultant to the Board
Gregory Asadurian, 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 12/1/14. 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 AND MOMENT OF SILENCE IN SUPPORT OF FIREMEN, POLICE AND ARMED FORCES AT THIS TIME IN THE PROCEEDING.

APPROVAL OF PREVIOUS MEETING MINUTES – February 19, 2015

Motion to approve minutes made by Commissioner Rivera; seconded by Commissioner McMillan-Russell.

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

Abstain: Stuart

RESOLUTIONS #2015-5 THROUGH #2015-8

1. RESOLUTION #2015-5 – APPROVAL OF CONTRACT FOR LANDSCAPING SERVICES

Motion to approve made by Commissioner Rivera; seconded by Commissioner Stuart.

ED Feorenzo explained every two years there is a bid for landscape contract. It is paid over a 12-month period. There was one bidder received on time totaling \$17,765 – grub control, cutting grass and mulch. It is \$360 higher than the bid two years ago. The previous landscaper did not even bid this time; his bid was very low.

Commissioner Dukes asked if HHA advertises and is it long enough. Mr. Snyder said if the Commissioners know of a local landscaper, please tell that person about HHA. Mr. Snyder added some people don't like to prepare the paperwork. Commissioner McMillan-Russell asked how long the advertising is. Mr. Snyder answered 15 days, but HHA did it for a month.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Tessaro

2. RESOLUTION #2015-6 – APPROVAL OF CONTRACT FOR HVAC SERVICES

Motion to approve made by Commissioner Stuart; seconded by Commissioner Dukes.

ED Feorenzo said this is a maintenance contract to do start-up on the HVAC units, change filters, check belts, do once a month maintenance on all units. Commissioner Rivera asked about the difference in price - \$6,370 compared to \$9,000. Mr. Feorenzo explained Wickersham is a single owner with six employees. The other is a tri-state company with over 50 employees. Mr. Snyder added there is a big difference in hourly rates.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Tessaro

3. RESOLUTION #2015-7 – APPROVAL OF CONTRACT FOR CCTV MAINTENANCE

Motion to approve made by Commissioner Rivera; seconded by Commissioner Stuart.

ED Feorenzo said this is a two-year contract to maintain all video surveillance cameras throughout the complexes. The hourly rate is \$75. If there is an issue, they'll come and repair the cameras; 10 percent overhead and profit for any material he purchases. Commissioner Dukes asked if HHA had experience with this company. Mr. Snyder said they installed the cameras. Commissioner Stuart asked how many cameras there were. Mr. Feorenzo said more than he can count, with 7-8 DVRs at Newman & Railroad. A DVR handles eight cameras and are throughout the buildings. Commissioner Stuart asked if they control the entry doors. ED Feorenzo said no, it's a different company.

Mr. Feorenzo added the good thing about these cameras, and phones that maintenance men have, they can go on line at home and check the cameras. Mr. Snyder answered Commissioner Rivera's question about bids. Attorney Asadurian answered it is the lowest responsible bidder, or if you had negative history with a bidder, you do not have to accept the bid.

4. RESOLUTION #2015-8 – APPROVAL OF CONTRACT FOR PLUMBING SERVICES

Motion to approve made by Commissioner Dukes; seconded by Commissioner Stuart.

Mr. Feorenzo explained this is another two-year contract. There were two bids from plumbers – (1) @ \$102/hour – (2) Wickersham is \$100/hour with \$55 for helper, and he has done work in the past for HHA. Mr. Feorenzo informed the Commissioners that HHA bought a few new tools and maintenance men have been able to repair a basic pipe on their own without even sweating. They have crimping tools, use plastic pipes and a lot of money is being saved. There are situations where they cannot fix the problem.

Commissioner McMillan-Russell asked about "after 4, plus Saturday". Mr. Feorenzo said that's overtime for the other bidder. Wickersham is \$100/hour no matter when it is or \$55 for helper, no matter when it is. 7-1/2 percent overhead and profit.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Tessaro

CORRESPONDENCE

ED Feorenzo sent out the parking survey as the Board suggested. Only two people have responded. He will wait another week or so and report back at the April meeting the results. The surveys were hand delivered to 144 units. Deadline is 3/27. Mr. Snyder said if there isn't enough response, they'll try to figure out another way, perhaps putting a box somewhere. ED Feorenzo said there were no blank mail

slots, HHA not allowed to use them and HHA doesn't have the key. Mr. Feorenzo said a temporary box could be put in the hallway or in the Boys & Girls Club.

Mr. Feorenzo had a discussion with Dave and Carmine to go over emergency conditions and when Staff should and should not go out. A memo was also sent to their Staff members.

PAYMENT OF CLAIMS

Motion to approve payment of claims made by Commissioner Dukes; seconded by Commissioner Stuart. Commissioner Rivera asked about the United Water bill. Is that an average bill for HHA. Mr. Feorenzo said yes. Commissioner Rivera asked about the Hackensack Police Department bill, does it include salary and wages and whatever else. ED Feorenzo said everything is included.

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

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo reported the roof advertisement was placed for the four roofs. Drawings came to him today. There are 10 packets, last time 4-5 bidders responded. Hopefully, work will start April 15th to May 1st, with prices not going up. There is a pre-bid walk-through on March 25th at 11 A.M. for any contractor that is bidding the project. Parking survey went out. Commissioners received a police report. Landscaping was up \$360/month from the previous two year bid.

Commissioner Stuart asked why the police report was so small this time, as it's usually 30 pages. ED Feorenzo said it was discussed at one of these meetings. Since much of it didn't pertain to the housing authority; motor vehicle stops; medical calls, the Board requested just the criminal ones.

OLD BUSINESS – nothing at this time

HACKENSACK POLICE DEPARTMENT

Officer Vinnie said things have been quiet, buildings are good, no complaints from residents. Weather plays a part as not so many people come out in the cold, kids aren't out doing silly things.

Commissioner Stuart asked when the Boys & Girls Club would come with a report on their events/happenings. ED Feorenzo said Corey, the Director, would be here in April.

NEW & OTHER BUSINESS – nothing at this time

REMARKS OF CITIZENS

HAL FEIBELMAN, 2G, asked about the washers/dryers – floors 3, 6 and 9. He asked if bigger washers/dryers could be obtained for each floor, sometimes people have bedding and it takes a long time to get it all done. ED Feorenzo said there is a contract with Coin Mac and that is a commercial grade washer/dryer. You can put blankets in them.

PEGGY HAIRSTON said only two people showed up about the surveys. She was concerned about the delay in getting back results. Peggy wants her parking space. ED Feorenzo said the report would be given next month to the Commissioners and the Commissioners will act on it. Mr. Snyder said Peggy should mention it to her neighbors and spread the word.

GERRY INSERRA, 3G, asked if there was any way to get new washers/dryers as she thinks they are very old. Mr. Snyder said they were only a few years old. And Coin Mac does maintenance on them.

MISCELLANEOUS

Commissioner Dukes asked about a resident in regard to drugs and arrest. Attorney Asadurian said it cannot be discussed in public as there is pending litigation. He can answer her question in closed session, if she'd like.

Mr. Snyder updated the Commissioners about the application filed with HUD for the RAD (Rental Assistance Demonstration Program), which would convert the current subsidy now on public housing to budget based type subsidy. HUD had a waiting list of over 100,000 units nationwide. HHA was higher up on the waiting list and HUD is now starting to issue their approvals. He expects to hear anytime soon that HHA received their approval. Mr. Snyder will keep the Commissioners informed monthly and give a presentation in April. He will then analyze whether or not it is in Hackensack's best interest to convert. Right now he believes it is. There would be a physical condition assessment on all the properties, which will tell HHA exactly what work is needed. Much work has been done over the last 15 years through various incentives that HHA had undertaken in terms of financing. The buildings are getting older and work still needs to be done.

Commissioner Stuart asked about the flooding at 230 Central due to the old pipes. Mr. Snyder said management will look at everything and every option. The same thing occurs at Beech where there is steam heat. He did try to convert from steam to hot water baseboard, problem being that the distribution system has to be changed and it's very, very expensive. Management will also meet with the residents in terms of discussing what work is needed in buildings.

ADJOURNMENT

Motion to adjourn made by Commissioner Rivera; seconded by Commissioner McMillan-Russell.

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

Respectfully submitted,

Deborah L. Alvarez, Transcriber