

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

THURSDAY, OCTOBER 8, 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.)

Executive Director Anthony Feorenzo called the meeting to order.

ROLL CALL

Present: Chairman Anthony Stassi
Commissioner Marie Dukes
Commissioner Tasha 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

Chairman Stassi asked all to rise and repeat the Pledge of Allegiance. A moment of silence was held in respect and remembrance for police, firemen and Armed Forces.

APPROVAL OF PREVIOUS MEETING MINUTES – September 2015

Motion to approve minutes made by Commissioner Rivera; seconded by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Tessaro

(There were no resolutions to approve at this evening's meeting.)

CORRESPONDENCE

Commissioner Russell asked about ACOP, Ordinance 222, regarding letter titled Displaced Caregiver. Mr. Snyder stated HHA is sure how it got in the policy, which has been there a long time, but probably never used. Jamie Sandor, Occupancy Specialist, who has asked Mr. Snyder and Mr. Feorenzo about this, and would like the Board to omit it, as she doesn't see the need for it. Mr. Snyder thinks in a senior unit, if there was a caregiver living with a tenant, who isn't on the lease, and tenant passed away, the caregiver would have a right to be considered as displaced and get a preference and go to top of the list. Mr. Snyder isn't sure of what it is, and doesn't see a need for it. ED Feorenzo said Jamie and Occupancy Department have been getting applications through Tenmast and have explained to caregivers, just because you're taking care of Mom in her apartment, that doesn't mean you're a displaced caregiver. A letter was sent to residents regarding this and hopes to have it removed at the December meeting, which would leave HHA with three preferences: Hackensack resident; military and working family place.

ED Feorenzo spoke to HUD regarding just limiting applications to Hackensack residents. HUD said no, that is discrimination and not allowed. ED Feorenzo said they are few and far between non-Hackensack residents that get placed into family units or senior units because of their preferences.

Commissioner Stuart reiterated: Veterans get 1 point; Hackensack residents get 1 point; caregiver would give them 1 if they qualified for it. Commissioner Russell said displaced caregiver is someone taking care of a loved one for perhaps a few years, and where would they live if they were living with that person, and then the person passed. ED Feorenzo said they're not sure exactly what it is. People are trying to apply it in all different angles. He believes it's best to take it off because it's so confusing. Commissioner Stuart asked if this would be taken off the Tenmast. ED Feorenzo said yes. Commissioner Russell said how can they remove something that they're not sure what it is? Mr. Feorenzo answered some are paid caregivers,

and why should they qualify for public housing if they're getting paid to do a job? Commissioner Russell said what if it's a family member and you've put your life on hold? Mr. Feorenzo said this is for new, future applications trying to get into the Housing Authority.

PAYMENT OF CLAIMS – OCTOBER 2015

Motion to approve payment of claims made by Commissioner Rivera; seconded by Commissioner Russell.

Commissioner Dukes asked about Chuteplus. Mr. Feorenzo said it is the company that cleans the garbage chutes that come down from the apartments, for sanitary purposes. It is done two times a year. Commissioner Stuart asked about Nowell Amoroso, now there is a different law firm? ED Feorenzo said that is their last payment prior to another firm taking over.

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

BOYS & GIRLS CLUB OF HACKENSACK/LODI

ED Feorenzo said he was contacted by Christie Brown, Foundation for Light, which helps underprivileged children receive toys, take on trips, etc. This trip was sponsored by **NY GIANTS** and Wal-Mart, who gave some bicycles. Christie asked Mr. Feorenzo if there were any children in housing from ages 7-10. He gave Cory the information. Ten children went to Giants Stadium on a Monday. Every one of the children received a free bicycle and helmet, met some of the Giants and had a nice day out. If they have another one next year, hopefully they'll get 20 children. Commissioner Stuart asked if the children were from the units. Mr. Feorenzo said yes, they had to be in housing or underprivileged or lived on subsidy. ED Feorenzo thanked Wal-Mart for donating to the event.

Mike Hosier, Director of Operations, is here on behalf of Cory. Mike talked about the 5-year anniversary celebration on September 19th. Streets near Newman and the Club were blocked off. There were inflatables, club tours, information tables set up with various organizations in Hackensack, and several hundred people were in attendance. There was cotton candy, balloons, carnival games, prizes were given out, entertainment also. It was a great way to get the Boys & Girls Club brand out, let people know there is a facility in Hackensack and get more children to attend the club. The entire Board and Staff were there. It was a full volunteer event to make the day a success – from 7 AM to 7 PM. Different dance groups came by; one group danced for about 8 hours straight. Commissioner Russell asked if it would be held every year, but Mike said they're looking to do more. This was the first one at the 5th anniversary. There are back to school nights; he's setting up things with 6-7-8 grades to promote the club.

ED Feorenzo reported rent for the cell tower and antennas on Kansas Street started October 1st. There was a construction meeting. They have not started yet, but the permit was issued and rent started - \$2,900. They will start construction on 10/19. Mr. Feorenzo said bus driver (Abraham) doing fine, no complaints and only good remarks about him. Regarding RAD – Physical Conditions Assessment form received for family units. Mr. Snyder, Carmine, who's in charge of that AMP-1, and Mr. Feorenzo went over needs. Next will be AMP-2, senior's buildings on needs and how much money will be needed. HHA is leaning towards conventional mortgage without tax credits to streamline the process, which gives HHA more control.

Mr. Snyder said they had monthly phone call with HUD Transaction Manager (held today). Not much can be done until engineering analysis is received and tells all the work that has to be done. HHA looking at financing and in touch with several banks, problem being most banks will not give you a conventional mortgage for a term for something like this in excess of 10-years. HHA now working with a county-wide bank that's willing to extend to the minimum HUD wants – an 18-year term on a mortgage at a fixed rate. Mr. Snyder is hoping to get it up to 20-years. Hackensack is in relative good financial shape. The amount of mortgage that can be taken is based upon cash flow. The simple budget is: our revenue, our expenses and gap left over is net operating income and that's used to pay down the mortgage. HHA is in a much better situation because HHA has cash flow allowing HHA to take on a sizeable mortgage. HHA can probably sustain several million dollars, allowing HHA to do a lot of the work and other items that Mr. Feorenzo is going through to deem whether or not they're needed. Once done, they'll put together a complete financing plan, it will be submitted to HUD. There is 120 days to submit financing plan. HHA will not be using Low Income Housing Tax Credit Program – a complicated program. It has a lot of regulatory strings. HHA would have to set up a for-profit entity. The members of that for-profit entity would be HHA and investors that invest in the project. HHA is not using that, but going with a conventional mortgage. Everything will remain in name of housing authority and make it easier dealing with City of Hackensack. There is a long-term tax abatement, which HHA has in the name of the Authority. Some time in 2016, hopefully, there will be a groundbreaking to start this work and complete the conversion. Mr. Snyder said it will be a seamless transaction for the tenants. Their rent will be exactly the same, having no impact on them other than the improvements being made to the buildings.

OLD BUSINESS

ED Feorenzo said there were only 12 people who have not registered for their parking spaces at Newman & Railroad. Hopefully, by the end of November, they will all be registered. He also purchased nine bicycle racks to put in front of each building at Newman & Railroad. There are many bicycles in the hallways because children had no where to put them and locking them on the railings, damaging the walls, makes it look cluttered. If the bicycle is inside, they will be sent a notice