

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

THURSDAY, APRIL 12, 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.

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 12/7/2017. 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.

ROLL CALL

Present: Chairman Anthony Stassi
Commissioner Michael Allegretta
Commissioner May D'Arminio
Commissioner Marie Dukes
Commissioner Blanche Stuart

Also Present:

Anthony Feorenzo, Executive Director
William Snyder, Consultant to Housing Authority
Joseph Zisa, Esq., Counsel to the Authority

Absent: Commissioner Sarquis Pico
Commissioner Gino Tessaro

FLAG SALUTE

Chairman Stassi asked all to remain standing for a moment of silence held in respect and remembrance for police, firemen and Armed Forces.

MISCELLANEOUS

ED Feorenzo stated several Commissioners have spoken with him personally about Anthony Stassi's tenure with the Hackensack Housing Authority, now being 30 years. A plaque was commissioned and ED Feorenzo requested former ED William Snyder to do the honors. Mr. Snyder said this plaque is presented to you, Tony, on behalf of the Housing Authority Board of Commissioners – stating **“Chairman 15 years, Commissioner for 30 years, In appreciation for your outstanding vision, commitment to excellence and dedication to the Housing Authority of the City of Hackensack.**

Mr. Snyder recalled the work done at Oratam Court when John Bellocchio was here, about 15 years ago. Time goes quickly, he noted. There were many issues back then and Commissioners Stassi and Mike D'Arminio pulled together with others as a team to do certain things. Tony was an actual part of the seed planting and presenting a foundation of where HHA was at that time and where they needed to go. Today they visited Oratam Court and saw the first level back then was painted with anti-graffiti paint. Today it looks aged, but the fact of the matter is, because of the work done back then – working with residents and children, building the Boys & Girls Club, a graffiti problem no longer exists, which says a lot about the Authority and the City.

Mr. Snyder said he personally wanted to congratulate Chairman Stassi, as one of the mainstays here at HHA when others disagreed with them both. Residents living here just wanted something a little bit better for their children, same as everyone else. When the Commissioners supported the 95%, things got better. **(Applause.)** ED Feorenzo also thanked Chairman Stassi for his dedication; and saying it was Commissioner Stassi's fellow Commissioners that suggested the plaque.

ED Feorenzo said everyone needs to have their photographs taken for the Commissioners' Wall.

APPROVAL OF PREVIOUS MEETING MINUTES – March 8, 2018

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

VOTE: AYES/All Present Commissioners (5)

Absent: Pico/Tessaro

RESOLUTIONS

1. RESOLUTION 2018-9 – CONTRACT AWARD FOR COMMON AREA PAINTING AT RAILROAD AVENUE (In all common areas where apartments are)

ED Feorenzo base bid of \$29,300 received; contractor was painter on-call for painting apartments when vacated – hourly and unit rates; confident he can do it for this price. Alternate in bid to do Beech Street – Contractor #2 – RBT was \$38,000. Arris Painting didn't realize scope for alternate so he's at \$5,300; ED Feorenzo will not accept alternate. He will take the bid for 175 Railroad Avenue and rebid 164 Beech, being confident he will get it for less than \$38,000. Commissioner Allegretta asked if scope of work is changing when it's rebid. ED Feorenzo said same scope; bidder was misinformed when he did walk through that he had to do walls; he thought just ceiling.

Motion to approve made by Commissioner Allegretta; 2nd by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (5)

Absent: Pico/Tessaro

2. RESOLUTION 2018-10 – BIDS FOR REPLACEMENT OF CARPET AND VCT AT RAILROAD AVENUE

Bids came in; low bidder was \$26,999; architect has had experience with him; bidder was qualified today. Bidder asked ED Feorenzo if he could have job completed before school starts, as he does a lot of school work; needs to keep his men busy, thus the low bid. If awarded this evening, ED Feorenzo will meet with him next week and start probably a week after painting is started.

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

VOTE: AYES/All Present Commissioners (5)

Absent: Pico/Tessaro

CORRESPONDENCE

ED Feorenzo noted there was a bid went out for playground to replace rubber material in playground area. Bid came in at approximately \$76,000, expensive, but a good product. There is a water park there also. ED Feorenzo spoke to architect regarding other materials that could be used: material similar to a turf football field, having yellow rubber pellet, giving compaction test for concussions. ED Feorenzo met with contractor who has State contract to supply the material. He met him last week and wishes to withhold bid for rubber product until he can investigate the turf product; he has shown photo to Mr. Snyder. Material looks just like grass and make area look nicer, if HHA can use it. Other avenue is: he went to Carver Water Park on Second Street and First, which is all concrete. HHA has water park here with rubber coating. He's thinking if he speaks with architect, that grass can go where playground is and keep concrete power washed for water park, saving money in long run regarding repairs.

ED Feorenzo explained it would just be concrete where water is, with turf abutting it up. Commissioner Allegretta asked if it was raw concrete or coated. It would be raw concrete like Carver Park. Commissioner Allegretta said coated would last longer and easier on feet. ED Feorenzo will have to rip up to see what's underneath. He doesn't know if it's coated. Mr. Feorenzo believes it would be better for drainage and better maintenance in long run.

PAYMENT OF CLAIMS FOR APRIL 2018

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

VOTE: AYES/All Present Commissioners (5)

Absent: Pico/Tessaro

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo stated last month there was an Occupancy Committee meeting, speaking of opening up the waiting list. After further review and checking, numbers changed by 2 or 3 people from last report. There are 13 on 2-bedroom; 20 on 3-bedroom; 1 bedroom will not be opened and 4 bedroom nothing. In talking with Occupancy Department and Mr. Snyder, as consultant, ED Feorenzo is looking to open up waiting list week of May 7th ending May 11th. People will be able to go on line and submit application. Using PHA Web, once you hit "submit", you're right on the waiting list with the number you submitted and the time. Nothing can be changed by someone else. HHA is also going to have a mail-in or they can come drop application off. The day mail comes in, Office will look at it, stamp it and that's how they'll be put on the waiting list. This is same as when applicant drops it off, it will be stamped and entered into waiting list. This does not give them acknowledgement that they'll be put in housing; it is preliminary application. When they get to #10 on list, then they come in with pay stubs and full application. Applications for walk-ins will be from 8:30 to 4:00. At 4:00 PM on May 11th, a button will be pushed on PHA Web and family list will say "closed".

Mr. Snyder added between on line, mail-in and walk-in applications, it is fair to everyone. A week is quite adequate for the application process. ED Feorenzo gave Jamie a list of churches to email re: waiting list. It will also be advertised in the Bergen Record. ED Feorenzo will be putting in the newspaper Thursday, Friday, Saturday before 5/7, 2018. It will also be in Spanish. Commissioner Stuart inquired about 3-bedroom. ED Feorenzo said it had changed by one: 12 for 2-bedroom; 13 for 3-bedroom. No 4-bedrooms. Back when Occupancy Committee started, it was about 150. Mr. Snyder suggested if the Commissioners want to mention this to their pastors, so they could mention it during a church service. ED Feorenzo said they could mention it now since its being advertized and open May 7th, but applications cannot be accepted prior to the start.

Commissioner Dukes asked what if there is a wave of people coming in, will there be one person available to assist them. ED Feorenzo said they are better off doing it on line. Commissioner Dukes meant is the on line system able to handle it? Answer: yes, it can handle it.

Contract awarded for exterior green banding at Newman/Railroad. It turns out company that HHA "specked" gave false information. It was supposed to be a through and through product, but it's a painted product. ED Feorenzo isn't happy, but it's not the end of the world. Contract came today with another product. He is putting it on hold at this moment. John, Bill and ED Feorenzo walked the property today. ED Feorenzo thinks if buildings painted and banding taken off, gave fresh coat of brown paint, sidewalks and all the other work plus landscaping, it would look good with buildings painted. ED Feorenzo will speak with architect about RFP to do paintings of buildings and maybe one band or throwing entire band out. Mr. Feorenzo will speak with HHA attorney, as HHA might have to pay General Contractor awarded contract to some general conditions for doing some work. Painting contractor could paint a band, and break up building. Boys & Girls Club has a painted band on their facility. He will report back next meeting.

Mr. Zisa suggested another resolution to allow HHA to negotiate with the contractor in case you would want to compensate him for the time he put in on the contract. Resolution would state if HHA not using that contractor, even though lowest bidder, it was necessary for the Director to compensate him for the work done and not get the bid.

MOTION MADE BY COMMISSIONER ALLEGRETTA STATING IF HHA IS NOT USING CONTRACTOR, EVEN THOUGH LOWEST BIDDER, IT IS APPROVED BY COMMISSIONERS FOR DIRECTOR TO COMPENSATE SAID CONTRACTOR FOR WORK DONE AND NOT GET THE BID; 2nd by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (5)

Absent: Pico/Tessaro

ED Feorenzo noted sidewalks being done per RAD Project at Newman/Railroad. Contractor doing nice job, 50% completed, suggesting Commissioners walk around Boys & Girls Club when completed. Only one person wrote initials in concrete so far – and on camera, not known at this time.

ED Feorenzo happy to say HVAC and boiler work 100% complete with punch list. Engineer walked buildings with Carmine, checked out everything and punch list was minimal. Installation and quality of work very good from this contractor.

Carmine asked ED Feorenzo to please put benches down at Boys & Girls Club; maybe 3 benches on a concrete slab in different locations. In spring and summer there are many residents go out there with their kids to play on the playgrounds. People are no longer loitering; well lit up at night with LED lights and ED Feorenzo is

installing a few more. He will do some type of bench where people cannot sleep on them at night, at the recommendation of Mr. Zisa.

ED Feorenzo spoke about big bushes on each side of 65 First and the sad bushes in the front. Some money is available with RAD. Our landscaper is giving ED Feorenzo some designs, looking at all the greenery, making it flat, putting in mulch and perennials and different plants so spring through fall there are flowers. It is also being done by Boys & Girls Club in parking lot area. Big bushes being cut down and do something nice instead of bushes overhanging sidewalk.

Another issue with one resident, President of Outside Operations, ED Feorenzo is pleased to announce CoinMach is changing washers and dryers, should be within a week or so. Now HHA will have Speed Queen, which are bigger and better machines, giving HHA a swipe free credit card for each machine. Somewhere in lobby they will have a change machine where they can put \$1 or \$5 in, put their card in and get credit on card, then put card in machine. If this works, it will be done in other buildings. There will be no extra charge; same price.

At the next meeting after Mr. Zisa draws it up, ED Feorenzo would like to put in a Personnel Packet and do a resolution that no employee under any circumstances is allowed to videotape or use any voice recordings on another employee. HHA does not have a policy on this. Any comments from Commissioners? Commissioner Stuart asked if anything has happened? ED Feorenzo said yes, it has happened with one employee videotaping another employee kidding around. Commissioner Allegretta agrees. Mr. Zisa said it isn't needed on the internet. Next meeting there will be a resolution regarding this. Commissioner Dukes asked if they would receive the updated policy? ED Feorenzo said yes.

OLD BUSINESS

Commissioner Stuart asked about credit counseling for tenants, as it was discussed a while back. Mr. Snyder answered HUD didn't require it; there was talk of a Self-Sufficiency Program, which has been changed. HHA met with Boys & Girls Club to put this together and give HHA a price, but since HUD changed the policy, HHA never moved forward. We could in some other form, but no longer required. Mr. Snyder said they'd look into it; perhaps a local bank would sit down with tenants. ED Feorenzo said HHA can try, but he hopes residents will show up if a bank takes the time to set it up.

NEW OR OTHER BUSINESS – nothing at this time

REMARKS OF CITIZENS – nothing at this time

ADJOURNMENT – Motion to adjourn made and 2nd. So approved.