

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

THURSDAY, DECEMBER 8, 2016

(This is a condensed version of the taped minutes of the Special Scheduled Monthly Meeting of Hackensack Housing Authority commencing at 4:00 P.M.)

Chairman Anthony Stassi called the meeting to order.

ROLL CALL

Present: Chairman Anthony Stassi
Commissioner May D'Arminio
Commissioner Marie Dukes**
Commissioner Blanche Stuart
Commissioner Gino Tessaro
(*Commissioner Dukes arrived at 4:15 P.M.)

Also Present:

Anthony Feorenzo, Executive Director
William F. Snyder, Consultant to the Board
Joseph Zisa, Esq., Counsel to the Authority
Hackensack Police Officer Kley Peralta

Absent: Commissioner Michael Allegretta
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 present. Moment of silence held in support of police, firemen and Armed Forces.

APPROVAL OF PREVIOUS MEETING MINUTES – October 13, 2016

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

VOTE: AYES/All Present Commissioners (4) Absent: Allegretta/Russell/Dukes

RESOLUTIONS – nothing at this time

CORRESPONDENCE

ED Feorenzo explained HHA sent out an RFP for A/E Service for Elevator upgrade regarding cables and motor at 60 Kansas Street. It will be above \$36,000, so an engineer is required. Nothing can be done until an engineer is onboard.

ED Feorenzo was requested at the last meeting to send out a notice regarding tenant parking. This request was complied with and Commissioners received a copy in their packet. There are not many issues now regarding parking. Officer Peralta will give a quick report after Payment of Bills.

PAYMENT OF CLAIMS – NOVEMBER & DECEMBER 2016

Motion to approve payment of claims made by Commissioner D'Arminio; seconded by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (4) Absent: Allegretta/Russell/Dukes

HACKENSACK POLICE DEPARTMENT REPORT

ED Feorenzo said Officer Kley Peralta is almost full-time at the Housing Authority. PO Peralta reported there have not been many issues, a few medical calls, some disputes. Mostly the medicals come from 175 W. Railroad and 164 Beech and 60 Kansas. He explained the biggest issue or complaint is the parking situation at 230 Central, as far as decals go and residents parking a secondary car or parking a rental or a different car than one that is listed on sheet that PD has or approved to park. His one request or suggestion is that residents should notify HHA when that situation arises, so that police can be advised and tickets are not issued to individuals that don't deserve a ticket. PO Peralta said his job is not to write tickets, but to provide safety and service for the residents' sake. Tickets become a hassle more than anything else. Commissioner Stuart asked ED Feorenzo what a tenant needs to do to get a temporary sticker. Mr. Feorenzo said come to the office and they'll get one. He has many residents get a temporary sticker and give it back when they get their car.

MANAGEMENT REPORT & UNFINISHED BUSINESS

Mr. Feorenzo informed the Commissioners on Saturday, December 10th, the Boys & Girls Club of Hackensack will be hosting a luncheon for senior citizens in HHA buildings. They requested to use the facility at 175 W. Railroad, which was given. Officer Williams, who works part-time for HHA, is on the Board at Boys & Girls Club and is running this function. ED Feorenzo posted a flyer in all of the buildings, bus service is available with Carmine driving and at 12:45 P.M. he'll start the rounds to pick up the seniors to bring them to and from the party. All Commissioners are invited to attend, which is an open invitation from Boys & Girls Club. Hours are 1-3 P.M.

230 Central Avenue - two generators were purchased from Hoboken Housing Authority. The slabs are done, generators are on-site, electrician is working on them, gas is hooked up and HHA now waiting for a meter. Everything is according to schedule; and the same with 175 W. Railroad. That generator is in place, and everything is ready to go, electrician needs another week or so to start up. ED Feorenzo contacted a company that HHA has a contract with - GenServe - who do maintenance on HHA generators and will be going to 175 W. Railroad on 12/21 to do a start up, which is called a load test, to make sure the generator can handle what is on the panel, and then the following day they'll go to 230 Central Avenue to do the load test. Those two generators HHA will be putting on the boilers, so if there is a power outage, those buildings will have heat, emergency lighting and an elevator working. 230 Central has never had a generator. The cost for these projects - \$125-\$130,000 for both. Contract for generators was with Viacon:

164 Beech was completed today (12/8) and load test done. It is up, running and functional. Load was enough for amperage for a boiler to be put on it. 164 Beech will have boilers operating in case of a power failure in the winter, ensuring heat.

60 Kansas, the same thing, there was an issue which was corrected; that generator getting load tested tomorrow. No issues are contemplated. Once it is load tested, boilers will be on that, so that building will have heat in the winter, if necessary.

All the buildings will have heat, if there are power outages in the winter, which is a positive thing. Chairman Stassi asked about exit signs. Mr. Feorenzo said exit signs, emergencies and elevators will be lit and running. There might be a generator or two at Hoboken. With the Board's permission, ED Feorenzo would like to investigate the price. Down at Newman & Railroad, their generator does just the emergency signs and heating for the eight buildings. If he is able to get a generator for the same price or less, it would operate not only those buildings, but Boys & Girls Club. If feasible and there is enough gas pressure, he'd like to

purchase another one, hook it up and have the Boys & Girls Club available in case there is power outages in this whole neighborhood and the City could use as a shelter for people. That gymnasium would probably hold 100 people, plus they have a kitchen and an upstairs. ED Feorenzo thought it would be a nice gesture for HHA to do for the City, and requests Board permission to delve into that. He will report back in January.

OLD BUSINESS – WILLIAM SNYDER

Mr. Snyder commented to the Board that two of the generators were done through public bidding with engineers. ED Feorenzo faced problems that he must deal with as a result of using contractors and engineers. The two generators that ED Feorenzo purchased from Hoboken are in, everything is fine, and they look great. ED Feorenzo spoke with the generator people today, telling him that he made a great deal with Hoboken, but they cost less than 50% of what he paid on the other jobs to install. This is a result of having someone with the background and knowledge in this field, which is not something that any other Executive Director Mr. Snyder knows can handle. This is a credit to ED Feorenzo as a Director.

RAD – all HHA units are being converted. HUD threw a curveball last month, which has been resolved, they moved the 2 management projects to one, and data is ready to be uploaded. In the middle of that occurring, Mr. Snyder and Mr. Feorenzo have been battling around an idea: when you convert these properties, there is the option of going to a program called Project Based Rental Assistance (PBRA) or Project Based Vouchers. With the PBRA program, the New Jersey Housing Finance Agency acts as a Contract Administrator; provide you with money, do all the overview, etc. Project Based Voucher Program, and what most other housing authorities are doing, because they have an existing Tenant Based Housing Voucher Program. Bergen County has a very large one. They have been setting up affiliated non-profits, using them to help administer vouchers to the Housing Authority. By doing that, they earn an administrative fee.

From the beginning, HHA didn't think they would be able to do this, but in battling it around today HHA got an affirmative response from HUD, because they had thrown the idea out to them, the idea is: while we don't have a voucher program and cannot act as Contract Administrator, because HHA doesn't have an existing program, HHA can use another housing authority. HHA is negotiating with a few housing authorities. If HHA can do that, HHA would go Project Based Vouchers and have the other housing authority as Contract Administrator, which won't mean much to HHA; staff will do exactly what they're already doing. The benefit is going to be this, in doing the calculation today, in addition to the money that HHA is getting – the rents – is an additional \$420,000 annually that will come to the Housing Authority.

(At this point in the proceeding, Commissioner Dukes arrived.)

HHA is negotiating with other Housing Authorities for them to act as the conduit to get the money to HHA, HHA would pay them 25%, which would be over \$300,000 extra. Mr. Feorenzo and Mr. Snyder spoke with the Accountant today and they all agreed it doesn't make any sense to leave that money on the table, if HHA can get it. HHA is in no rush to close, because it will not affect HHA one way or the other in 2017. The only issue is the bank loan from Mariner's Bank. HHA doesn't know where the interest rates are going, and would like to close early in 2017. If we can get this authority to agree to that, under the January agenda would be an agreement with them, would both parties would approve, trying to get them to approve first and then move ahead with the vouchers.

There will be no impacts or differences for the tenants, still paying the same amount of rent, no difference for the Commissioners. The one difference is you would deal with another housing authority as opposed to dealing with New Jersey Housing Mortgage Finance Agency that Mr. Snyder deals with all the time and are not easy to work with. Working with another housing authority, there would be an agreement with them, basically ensuring that HHA remains autonomous, still doing everything the same: maintenance staff, employees, everything working the way it is.

Commissioner Stuart asked Mr. Snyder how HHA would use the vouchers. Mr. Snyder answered there are two parts of the voucher program: tenant based vouchers, which is like Bergen County. You get a voucher and you can go anywhere you want, literally, in the country, even Puerto Rico, because it's Commonwealth of the U.S. The concern is, if someone was here with that and they wanted to move out, they have no subsidy. These are project based vouchers – if the tenant moves, the voucher stays with the apartment, so the next person moving in always has a subsidy, so you're not losing any subsidies whatsoever, but the issue is this, which is a bonus, whoever that authority is, if a tenant from here wants to move out, the program requires something called Choice Mobility. What they do is, we send them to that authority, and we haven't picked the authority yet, they go there, and in turn for accepting this fee that we're going to be paying them, they go to the top of their Tenant Based List, they get the next voucher from them and can move anywhere they want. There is not a lot of turnover here, but Mr. Snyder continued that an elderly woman at one of the meetings said as she gets older, and won't be able to take care of herself, all of her family is in Virginia, and her children want her to move there, but she can't afford to live there. Her question was: if she became ill or needed to go closer to them, that she could get a voucher and it would help pay her rent. The answer is yes, which is an extra bonus in that type of situation.

Ruth Kennedy asked if that would mean she could move to North Carolina. Mr. Feorenzo said yes, once HHA converts to this program, she could do that.

NEW BUSINESS – nothing at this time

OTHER BUSINESS

Commissioner Stuart asked if they knew who would be Secretary of HUD, and would the change affect their status. Mr. Snyder said they didn't know at this time, and hope to close before the inauguration. ED Feorenzo said all the documents are being uploaded again and everything is in place.

Commissioner Stuart reported that she and Commissioner Dukes went to the NAHROC conference in Atlantic City, had a good time and learned a lot. She commented that Mr. Snyder knows a lot of people. Commissioner Dukes enjoyed seeing all the vendors.

REMARKS FROM CITIZENS

Ruth Kennedy informed the Commissioners there is an empty parking space in back of this building. ED Feorenzo said the office is aware of that.

ADJOURNMENT

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

MEETING ADJOURNED AT 4:20 P.M.

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber