

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

THURSDAY, OCTOBER 12, 2017

(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: Commissioner Michael Allegretta
Commissioner Gino Tessaro
Commissioner Blanche Stuart
Chairman Anthony Stassi
Commissioner Marie Dukes
Commissioner Sarquis Pico

Also Present:

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

Absent: Commissioner May D'Arminio

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 12/8/2016. 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 led the Pledge of Allegiance. A moment of silence was held in support of our Armed Forces, firemen and police.

APPROVAL OF PREVIOUS MINUTES – SEPTEMBER 2017

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

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

RESOLUTIONS

1. 2017-28 – APPROVAL OF CONTRACT TO PURCHASE LED LIGHTS

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

ED Feorenzo explained this is to award the contract for LED lighting, as part of RAD Program for 3 buildings: 175 W. Railroad; Oratam Court and 65 First Street. Prior to the bidding, ED Feorenzo applied to State of New Jersey for rebate and has been approved. Once award is given to Maximum Group, they will take control of inspections and rebate. HHA will pay full price for the lights; rebates will come directly to HHA once work is completed. After this, next 3 buildings will be bid. This firm is 12-\$13,000 less than other company. ED Feorenzo said HHA had quite a bit replacing fixtures for LED lighting. The way bids are coming in, there will be a savings from RAD money and other small projects can be done. LED bulbs will be installed by HHA maintenance staff and remove any ballast, if needed.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

CORRESPONDENCE – nothing at this time

PAYMENT OF CLAIMS – OCTOBER 2017

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

Commissioner Allegretta asked about 2 bills. ED Feorenzo answered one was for service for generators; one generator had a problem and something that handles the gas coming in had to be rebuilt. Commissioner Stuart asked about the Bobcat cost of \$42,000. ED Feorenzo said it was Toolcat replacement that did the plowing and helped maintenance men. Commissioner Allegretta asked how long did the Toolcat last. ED Feorenzo estimated 15 years. ED Feorenzo took it to Rico Auto Body for repair. Cost was 13-\$1,400. Whole lining bed was sprayed and underneath they sprayed wax to prevent it and lines from rusting. As long as it is not power washed, wax won't come off and help prevent rusting.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

MANAGEMENT REPORT

ED Feorenzo stated he met with architect today, he is handling RAD Projects. Boilers for 175, 164 and Railroad are out to bid. Bid specs are done and contractors have been picking up bids for boilers, which are due back in 3 weeks. It is hoped the boilers will be installed before winter arrives, one can be shut down and another one put on.

RAD Project at 230 Central Avenue is completed. Contract was awarded in September. Contractor did good job on replacing slabs; no issues or complaints. Sidewalks are all completed.

ED Feorenzo had a meeting on Tuesday regarding Kansas Street hoist for elevators. Contractor has everything and at his machine shop. Scheduling to start work is week of 23rd. One elevator will be out 2 weeks to be CO'ed. Reason for 2 weeks is Mr. Feorenzo is not sure what the Inspector's time frame would be to give a Final on elevator. One elevator will be down; then the next one encompassing 4 weeks for completion of entire project. Commissioner Allegretta asked about cars being done. ED Feorenzo said no, just hoists; cost about \$68,000.

Mr. Feorenzo has architect working on specs for sidewalks at Newman & Railroad. They should go out to bid next week, replacing sidewalks on interior and exterior there. Once bid is awarded, if Board approves, he'd like to do a roll call on the telephone with Commissioners, wanting to have work done prior to December meeting, if possible.

Motion to approve roll call vote via telephone with Board members to approve awarding of bid for replacing sidewalks on interior and exterior at Newman & Railroad made by Commissioner Stuart; 2nd by Commissioner Allegretta.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

ED Feorenzo spoke of a meeting where Mr. Snyder was present and the rest of the RAD Projects were discussed. The drawings are completed for the banding at Newman & Railroad; drawings completed for the windows; drawings completed for doing cabinets and rest of the work. Green aluminum banding around cabinets. Wood is underneath it. Azak will try to match the color green, if possible, maintenance free and last a long time. ED Feorenzo anticipates having rest of bids for work to be done sent out this winter. As soon as Azak gives him drawings for painting in hallways, ED Feorenzo will get quotes and also for the carpeting. Mr. Feorenzo anticipates by the end of next summer, all RAD Projects will be completed.

Mr. Snyder has informed ED Feorenzo that State of New Jersey will come around 2 years after closing checking on work being done. Some authorities have not done RAD Projects and not using money for RAD. ED Feorenzo guarantees HHA is using the money for RAD.

HHA took down the first draw down on capital money and going into RAD Operating Account – a reserve – as Mr. Snyder discussed, somewhere near \$780,000 – found money for down the road. ED Feorenzo will meet with the accountant in a few weeks and will come up with a plan once a year to see how much money is left once HHA starts getting Administration Fee from Edgewater to see how much money HHA will pay at end of fiscal year down on principal of mortgage payment; also plan how to pay it off in 7-8 years.

Commissioner Stuart said a tenant approached her and has a cousin that would like to move in with her. Is that allowed as it's a family unit? ED Feorenzo asked if it was a dependent; he believes HUD would allow it. She would have to pass background check, income checked out, have no rights to the apartment if the head of household passed away or moved out; he or she would have to vacate.

OLD BUSINESS

Mr. Snyder noted again that under RAD Program, a Social Service Program has to be set up, i.e., self-sufficiency program. It is being worked on and they will have a written plan soon. Mr. Snyder and ED Feorenzo will meet with Boys & Girls Club before the end of the year so it starts January 1, 2018 – perhaps ESL classes. It is to help people to become self-sufficient. Commissioner Stuart said maybe credit counseling. Mr. Snyder will put something together and perhaps by next meeting, there will be a written plan explaining what it is. Services will be based upon what is best for tenant population.

Mr. Snyder said way RAD Program works, the Administrative Fee that is the "gravy" HHA is going to get, you don't get it for the first year when you close. If you close in February, for balance of the year you don't get the money. You only get it from first month of subsequent year. Starting in January that Admin money will start coming in. They believe the mortgage will paid off in less than 10 years, perhaps 7.

NEW BUSINESS

Mr. Feorenzo asked if anyone is going to the Convention Sunday evening and it begins November 13th. Commissioner Allegretta and Commissioner Stuart might be going. ED Feorenzo told them to get in contact with Julissa and she'd make the reservation tomorrow, needing a copy of their credit card. Hotel holds the room, HHA will cut checks and pay for hotel in advance – and \$75-80/day in meals allowed.

OTHER BUSINESS – nothing at this time

REMARKS OF CITIZENS – nothing at this time.

MISCELLANEOUS

ED Feorenzo noted there is no meeting in November; December's meeting is December 14th at 5:00 P.M. followed by dinner.

ADJOURNMENT

Motion to adjourn meeting made by Commissioner Stuart; 2nd by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber

MEETING ADJOUNED AT 6:30 P.M.