

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

THURSDAY, SEPTEMBER 12, 2013

(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 AnnMarie Saccaro called the meeting to order.

ROLL CALL

Present: Chairman AnnMarie Saccaro
Commissioner Gino Tessaro
Commissioner Anthony Stassi
Commissioner Pargellan McCall
Commissioner Ralph Rivera
Commissioner May D'Arminio

Absent: Commissioner Al Casamenti

Also Present:

William F. Snyder, Consultant to the Authority
John Bellocchio, Acting Executive Director
Anthony Feorenzo, Operations Manager
Gregory Asadurian, Esq., Counsel to the Authority

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 and Star Ledger on 11/26/12. 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 Saccaro led every in a Pledge of Allegiance. A moment of silence was held in memory of those brave people that were lost on 9-11-2001.

APPROVAL OF PREVIOUS MEETING MINUTES – JULY 11, 2013

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

VOTE: AYES/All Present Commissioners (6) Absent: Casamenti

RESOLUTIONS #2013-14 THROUGH AND INCLUDING #2013-20

1. #2013-14 – 2013 CAPITAL FUND PROGRAM APPROVAL

Motion made by Commissioner McCall; seconded by Commissioner Tessaro.

Mr. Snyder explained that annual HUD gives HHA money to make capital repairs to our buildings. An annual statement must be prepared and is attached. For 2013, the amount received is \$675,000. When Mr. Snyder first came to HHA, over \$1 million was received.

VOTE: AYES/All Present Commissioners (6) Absent: Casamenti

2. #2013-15 – ADOPTION OF FYE 9/30/14 BUDGET

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

Mr. Snyder explained this is the second step, adopting the budget for fiscal year ending 9/30/2014. It was introduced at the July 2013 meeting. It has been approved by the State of New Jersey. Mr. Bellocchio received that telephone call and email. Two copies go back to the State, they sign off on it and the fiscal year starts October 1, 2013.

VOTE: AYES/All Present Commissioners (6) Absent: Casamenti

3. #2013-16 – APPROVAL OF CONTRACT FOR ENGINEERING SERVICES TO REPLACE GENERATOR AT 65 FIRST STREET

Motion to approve made by Commissioner Stassi; seconded by Chairman Saccaro.

Mr. Snyder said proposals were solicited for engineering services to replace the generator at 65 First Street, which is very old. In replacing this old unit, certain upgrades need to be done also. An engineering firm is needed to do public bidding documents. Five proposals were received and the contract is going to the lowest priced proposal, Habitech Architects, P.C. for \$9,400. They have worked with HHA before. Mr. Snyder said it's a fairly standard off-the-shelf item in terms of the loads.

Mr. Bellocchio said HHA is trying to put a fire pump on every generator plus trying to create a hot room in every building, so in the winter it would be a "hot room" and in the summer, a "cool room". Mr. Snyder said if there was a storm, tenants would have a place to go for coolness or heat. Commissioner Stassi asked if it would be diesel. Mr. Snyder replied the engineer would decide, and Mr. Bellocchio said HHA wants to go natural gas. Commissioner McCall asked if HHA has used this company before. Mr. Snyder said no, not here, but he's worked with them. They are not paid until their contractual obligation is fulfilled.

VOTE: AYES/All Present Commissioners (6) Absent: Casamenti

4. #2013-17 – APPROVAL OF CONTRACT FOR ACCOUNTING SERVICES FYE 9/30/14

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

Mr. Snyder explained only one proposal was received and that was from the current accountant, William Ketchen, in the amount presented, which is the same amount as last year.

VOTE: AYES/All Present Commissioners (6) Absent: Casamenti

5. #2013-18 – APPROVAL OF CONTRACT FOR AUDITING SERVICES FYE 9/30/14

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

Mr. Snyder said three proposals were received. It is awarded to the auditor that's been doing the audit for the past two years, Polcari & Company. Three years ago it was about 10-\$12,000. Last year it was \$6,500; this year \$6,100. The auditors are fighting for the work, and are going online and checking the financial statements and getting last year's number and cutting it by one to \$200. All are qualified auditors.

VOTE: AYES/All Present Commissioners (6) Absent: Casamenti

6. #2013-19 – APPROVAL OF CONTRACT FOR LEGAL SERVICE – FYE 9/30/2013

Commissioner Stassi asked that this be tabled for 30 days and be reviewed because of the price; seconded by Commissioner McCall. The present contract with the current Counsel will be extended 30 days. An independent counsel will review the ratings, that HHA's determination was the correct determination.

VOTE TO TABLE FOR 30 DAYS – AYES/All Present Commissioners (6)
Absent: Casamenti

7. #2013-20 – APPROVAL OF COMPENSATION FOR MAINTENANCE STAFF TO DO
BEDBUG TREATMENTS

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

Mr. Snyder noted this was discussed at a closed session after July's meeting. He was not present. Mr. Snyder explained there was a bedbug issue that cost the Authority a lot of money. HHA has been very proactive in working with Rutgers University, who did a study here. Our maintenance people are on the cutting edge of keeping it under control. Two men are doing the treatment – Dave and Vincenti. These men go into an apartment in white suits, sometimes a heat treatment is used going up to 120 degrees. On a regular bedbug treatment the payment was \$350. On the heat treatment they're about \$1,200. As some kind of a bonus, which does not affect a pension, money would be given to these two men at the end of the year depending on the number of treatments they are doing. A little more than 30 treatments have been done this year. A lot is preventive. Mr. Snyder is suggesting \$100 per treatment/\$50 per man – they would both get about \$2,500. It's done on a 1099 form as other income. Commissioner McCall said it was a nice incentive and they are doing a good job.

VOTE: AYES/All Present Commissioners (6) Absent: Casamenti

CORRESPONDENCE – no questions or comments

PAYMENT OF CLAIMS – AUGUST & SEPTEMBER 2013

Motion to approve payment of claims for both months made by Commissioner Stassi; seconded by Chairman Saccaro.

VOTE: AYES/All Present Commissioners (6) Absent: Casamenti

OLD BUSINESS

Chairman Saccaro said a memorial is being planned for Commissioner Michael D'Arminio. A few Commissioners got together with ideas. Mr. Bellocchio said it was decided that the Community Room between 164 Beech and 175 West Railroad would be named the **MICHAEL J. D'ARMINIO COMMUNITY ROOM**. Hopefully, this will take place before the next Commissioner's meeting. A mock-up of the plaque was not ready for this evening. Mr. Bellocchio will make sure each Commissioner receives a mock-up before then, to check the verbiage. It is believed that Mr. D'Arminio served on the Housing Authority 25 years. A 6:00 PM "coffee and" will take place with the tenants invited, the Mayor and Council, family and friends also.

HACKENSACK POLICE DEPARTMENT

Police Officer Sroka had nothing to report this evening. He thought Greg Zisa was coming and might have a report.

BOYS & GIRLS CLUB OF LODI & HACKENSACK

Sonia Verdade and Luisa Cuadros were in attendance. Sonia reported there were 82 members registered. A company called BE LEGENDARY based in Nevada built bicycles for 13 children and Samsung was part of this program also. This took place at Overpeck Park. There was a golf program every Tuesday at the site from nine to two with two volunteers. Olympics were held with Garfield, Lodi and Hackensack Boys & Girls Clubs participating. Many companies in Bergen County donated to the event. Children also attended the National Night Out to promote the facility here. Summer camp was similar to last year with many of the same programs. Tutors helped also with studies so the children would maintain their grades. The After School Program just started on Monday. The At Risk Program is no longer available, as the grant is over.

Board members from Hackensack and Lodi donated money during the summer so the kids could go on trips. A pancake breakfast was held to help raise funds bringing the price of a ticket to Dorney Park down to \$25. Sonia, Luisa and the children wrote wonderful thank you letters to the Board members; some were in Sonia's packet for the Authority. Children also attended a rehearsal performance of South Pacific in Leonia with Luisa and Commissioner McCall.

Luisa will be coming to the meetings instead of Sonia, as Sonia is working as a Special Education Teacher. It is a permanent subbing position. She is working at the Club part-time. Luisa will be there during the day; Sonia will be after school from 3:30 to 7 or 8 PM. Chairman Saccaro wished Luisa well on behalf of all the Commissioners, and thanked Sonia for all her hard work and dedication. Mr. Bellocchio announced that Sonia received a plaque at a block party at Newman Avenue thanking her for all the hard work. (Applause by all those present.)

(At this point in the meeting, Officer Zisa came in and said he'd handed in the written report to the Authority office on Wednesday. Mr. Bellocchio said it should be with the Commissioners' packets. If not, he will make sure they get them.)

REMARKS OF CITIZENS

MARY JONES asked if the office could set up a meeting for the seniors with the nurse regarding the Obamacare Plan. Mr. Bellocchio will speak with the nurse.

RESIDENT OF 7B – stated the man is still smoking on the 8th floor. Mr. Bellocchio and Mr. Feorenzo said please report him, they must catch him, and someone must be a

witness against him. Mr. Bellocchio said call the Police Department and say you want a Housing Police Officer to come over here and they will find him.

JOHN CARTER – said please put up No Smoking signs outside. Mr. Bellocchio said everyone knows about the smoking police.

(At this point in the proceeding, Mr. Snyder gave an extensive Power Point Presentation regarding “Rental Assistance Demonstration Program” put out by HUD. The Commissioners all received a packet containing the information on the slides. It is also attached to these minutes. The Secretary did not condense what was said because it is already in print.)

After the presentation there were several questions:

1. What does rehabilitation work mean? Mr. Snyder said substantial rehabilitation means kitchens, bathrooms, common areas, lighting projects in the units, in the common areas; roofing; siding; windows; common area renovation; exterior renovation; exterior lighting; masonry work; paving driveways; sidewalks; curbing. Heating, ventilating, new generators, boilers. Possibly converting steam boilers to gas. At 65 First, they'd finally be able to work on the heating system because this system leaks when it rains heavily. There are problems with mold and water. When the meeting is held with the tenants for the physical condition assessment, perhaps Mr. Snyder would say this is what we're going to do, and the tenants would say, wait a minute, what about the heating system you talked about here. Oh, yes, this is what it costs and here's what we're proposing. An engineer is needed to look at this and tell HHA what is the best way of doing it.

ISABELLE TILLERY, 8B, spoke about the small heater on the floor. It doesn't work any more. Mr. Bellocchio asked if she called the office to report the problem, Ms. Tillery said she did, but he came and turned on the top one, not the small one. It will be checked out.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (6) Absent: Casamenti

Respectfully submitted,

Deborah L. Alvarez, Transcriber