

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

THURSDAY, SEPTEMBER 14, 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 Feorenzo called the meeting to order.

ROLL CALL

Present: Chairman Anthony Stassi
Commissioner Marie Dukes
Commissioner May D'Arminio
Commissioner Blanche Stuart
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 Michael Allegretta
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 12/8/16. 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. A moment of silence held in remembrance of Firemen, Police Officers and Armed Forces.

SWEARING IN OF NEW COMMISSIONER

Board Attorney Zisa swore in Sarquis Pico, Tenant Commissioner: "Do you swear or affirm that you, Commissioner Sarquis Pico, will do to the best of your ability as a Housing Authority Commissioner?" Commissioner Pico answered in the affirmative. (Congratulations and applause.)

APPROVAL OF PREVIOUS MEETING MINUTES – July 13, 2017

Motion to approve minutes made by Commissioner Dukes; 2nd by Commissioner D'Arminio.

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

Abstain: Pico

REPORT OF BOYS & GIRLS CLUB OF HACKENSACK – Sonia Verdade

Sonia distributed a report on Summer Adventure to Commissioners. Synopsis is: 8-week summer camp program from 9-3 with 73 members attending, ages 5-18 -- breakfast/lunch served daily from Community Food Bank of N.J. July 11th kids went to Stryker for a bike event in Mahwah. 65 of their employees participated in building bikes with the children; kids got shirts with B&G logo on it. 8 children got to take home bikes with helmets, locks, goody bags. July 12th 12 teens and 1 employee attended Dr. Pargellan McCall's theater treat in Leonia; munchkins were given out – How to Run a Business without Even Trying. July 14th six Nike employees came to hang out with children in Hackensack and Lodi, built a relationship, play a game, help with homework, etc. July 19th was golf outing. July 20th Connect One Bank sent 20 volunteers, hanging out with the kids, and gave donation for school supplies. Children wrote thank you letters to them.

July 27th the Olympic Torch Run was held with Hackensack PD and Lodi Police starting off at Carvel, kids run also and then a big Olympic program with swimming. 53 members were bused to Lodi. July 29th group was invited to Raymore & Flanagan – TV was there and did a push for Boys & Girls Club of America; had little stations for the kids with treats. TV program did go live and children were excited.

Olympic Week was July 31-August 4 – competitive sports: swimming, games, etc. August 1st was National Night Out – flyers, free giveaways. On August 4-11 & 18 and one Thursday children were brought to Lodi B&G for swimming; half a day was spent there.

August 14-18th Sonia attended leadership conference in Atlanta, all expenses paid by B&G Club, where she learned a lot of new things. Sonia will teach this with

Lodi's counterpart to both staffs. August 24th was end of year bar-b-queue. Hamburgers were served; bouncy houses here. Both clubs attended and good time had by all. Bergen County Prosecutors and Hackensack Police were at the Club and did a backpack drive. Sonia hopes that they continue to do it and was grateful for police interaction with the children. She would like to promote it more for "our" children, as it came from Police Station. Sonia put up flyers and encouraged children to get their families to participate.

September 11th after school program began again. Count is about 55 with more coming. Sonia also included many photographs in the extensive, complete report. There was one "outside" child. Sonia asked the mother about her experiences with the club. She responded and was very pleased, felt welcomed and happy for her child.

Commissioner Stuart asked Sonia about a B&G Club opening in Teaneck. Sonia said it isn't open yet and will be part of a church, but they are getting their Child Care Licensing, environmental testing, etc. It will be a third club, and there are only 4 in Bergen County: Garfield the other one. Four would then make it B&G Club of Bergen County.

RESOLUTIONS #2017-25 THROUGH AND INCLUDING #2017-32.

ED Feorenzo asked the Commissioners if a Consent Agenda for Resolutions was permissible. If any Commissioner has a question, it can be pulled and voted on individually.

Motion to approve Consent Agenda for Resolutions made by Commissioner Stuart; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5) Absent: Allegretta/Tessaro

1. RESOLUTION #2017-25 – ADOPTION OF FYE 9/30/18 BUDGET
2. RESOLUTION #2017-26 – APPROVAL OF EXECUTIVE DIRECTOR CONTRACT
3. RESOLUTION #2017-27 – APPROVAL TO PARTICIPATE IN THE PUBLIC HOUSING AUTHORITY JOINT INSURANCE FUND
4. RESOLUTION #2017-28 – APPROVAL TO PARTICIPATE IN BERGEN COUNTY COOPERATIVE PURCHASING PROGRAM & PURCHASE OF A BOBCAT FROM BERGEN COUNTY CONTRACT #CK04
5. RESOLUTION #2017-29 – APPROVAL OF ACCOUNTING CONTRACT FOR 2017-2018
6. RESOLUTION #2017-30 – APPROVAL OF LEGAL SERVICE CONTRACT FOR 2017-2018
7. RESOLUTION #2017-31 – APPROVAL OF AUDITING CONTRACT – FYE 9/30/18
8. RESOLUTION #2017-32 – APPROVAL OF CONTRACT TO REPLACE CONCRETE SLABS AT 230 CENTRAL AVENUE

ROLL CALL VOTE:

Commissioner Stuart	Yes
Commissioner Stassi	Yes
Commissioner D'Arminio	Yes
Commissioner Dukes	Yes
Commissioner Pico	Yes

CORRESPONDENCE

ED Feorenzo reported an RFP was sent out. In the RAD Program, many buildings are having lights replaced with LED lights and fixtures, due 9/30/17. There is an RFP for concrete slabs at 230 Central, Resolution #2017-32. Preconstruction meeting on Monday, 9/18, and then replace all damaged slabs. Spray paint was put on all needing to be replaced. Mr. Feorenzo informed contractor he wants it done ASAP.

One year contracts include: auditing and legal services. Resolution appointing Sarquis Pico received from City of Hackensack. Commissioner Pico received a packet of information from ED Feorenzo. There was a JIF letter of renewal – Resolution #2017-27.

There were no questions or comments from the Commissioners.

PAYMENT OF CLAIMS FOR AUGUST & SEPTEMBER 2017

Motion to approve made by Commissioner Dukes; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5)

Absent: Allegretta/Tessaro

MANAGEMENT REPORT & UNFINISHED BUSINESS – ED FEORENZO

ED Feorenzo reported most tenants signed the new PBV contract. 5 tenants have not signed yet (since July). 500 packages were printed in English/Spanish. Each tenant received one so they had the new procedures for HHA, as mandated by HUD.

UPDATE ON WAITING LIST: There are 320 applicants for Senior/Elderly/Disabled Studios; 837 for Senior/Elderly/Disabled-1 Bedroom; 50 Senior/Elderly/Disables-2 Bedrooms. **Family Applicants:** numbers are lower since purging and moving over house people into where they belong. 21 on 1 bedroom list; 31 on 2 bedroom list; 18 on 3 bedroom list; 2 on 4 bedroom list. People are moving around to where they belong. Some in family units belong in elderly buildings now. It is anticipated some time next year, the list will be opened. ED Feorenzo will go over the procedure/how it's done and how long the list will be open. Kudos to Occupancy

Department and Staff for managing this list. Jamie takes her job very, very seriously.

ED Feorenzo is scheduling preconstruction meeting next week for elevator hoist at 60 Kansas, 2 hoists are being replaced. 2-3 weeks work will start. The architect was contacted today as boilers will be replaced at 230 Central; some at Railroad and Newman and hot water boilers at Newman/Railroad and 2 boilers at Beech Street. He would like that all completed before winter arrives. One boiler operational can heat the building sufficiently up to January.

Drawings should be received soon for replacing windows, kitchens, countertops and resurfacing of cabinets; painting of hallways and doing some linoleum. All of that will be received within the next few weeks and RFPs sent out afterwards. It can be winter work – all inside. Work will be done at 60 Kansas and 65 First. Countertops being refinished; stripping cabinets and they are being restaining. Exhaust fans have been replaced in some kitchens. Commissioner Stuart asked about exhaust fans in family units. Mr. Feorenzo answered those are not vented out; just a charcoal exhaust.

Mr. Feorenzo said HHA will be purchasing a new "tool cat" with the Bergen County Co-op. HHA will get 20% off the cost. It will be purchased next week as the old one is rotting out, purchased in 2006 or 2003. Bergen County Co-op is giving HHA \$13,000, but total cost is about \$49,000. It is in the budget for maintenance.

HHA is looking into purchasing 3 new TVs for Senior Buildings. They are going bad. ED Feorenzo will check out Target or wherever he can get the best price. There is no credit card here on file; he'll open up an account at Target. If not possible, he'll put it on his credit card and get reimbursed. HHA has a tax-exempt number. Mr. Zisa suggesting a Housing Authority check.

ED Feorenzo had a telephone conversation with Assistant Superintendent of Hackensack DPW and Carmine had conversation with Jessie before he retired about plethora of chairs in a basement at Railroad/Newman. Basements have been cleaned out and now spotless. 60-70 stackable chairs are not being used. City of Hackensack was contacted, delighted to take them as a donation and use them at the M&M Building. They took them along with several filing cabinets not in use.

Commissioner Stuart asked about a family unit, as there is a family with a handicapped child. Can they be transferred? ED Feorenzo said yes, they have to request it, and once an opening comes up, it can be done.

ED Feorenzo informed Commissioners Ms. Chism was evicted last month. There was a payment agreement; she was given a year but didn't always pay. When it reached between \$4,000-\$5,000, there was no choice but to go to Court. She

defaulted on her payment agreement and was given the 30-35 day notice. Her belongings were kept a bit longer, but were disposed of when Ms. Chism stated she didn't want them. Mr. Zisa added tenants will know if you don't pay your rent, you will be evicted. ED Feorenzo said there were 11 tenants late on their rent, 5 had already paid. He doesn't see any issues.

MR. SNYDER'S UPDATE ON RAD

Mr. Snyder said HHA closed on RAD Program last month. Since HHA closed this year, on January 1st, HHA will reap the benefits of the administrative fee associated with the program, about \$300,000/year. It will be used for other items, plus there is budget certainty and not being subject to cuts in Public Housing Program.

ED Feorenzo and Mr. Snyder met with Contract Administrator, Edgewater Housing Authority, because HHA doesn't have a voucher program; an agreement was signed and it essentially states for them being Contract Administrator, they'll take about 25% of the fee (90 to \$100,000) and lion's share coming back to HHA. They'll be billed monthly and will start 1/1/18. HHA met with their Director and Staff people there, wanting to get a comfort level about Hackensack, i.e., maintaining files properly, etc. After being here, they realize what a well-run authority HHA is.

Tony and Bill have been discussing with the RAD Program to convert family units, only way to do 100% Project Based Vouchers is to offer services to all family members, like a social service type program. Some authorities have "family self-sufficiency programs" – going to school, training, life skills, etc. Before the end of the year, they will meet with Boys & Girls Club and see what they have to offer. They have some ideas and suggestions, wanting to design programs to family members: one right off the bat would be ESL Class and other things like that. There might be an expense to B&G Club and cost will be discussed. This would be one of the benefits from extra \$300,000. They will come up with a written program saying here's what we offer, concept being help family members that need assistance to become economically self-sufficient some day or their children. Commissioner Stuart asked if it would include credit counseling classes. Yes, Mr. Snyder said. ED Feorenzo added they would meet with the Board, taking any suggestions they may have and writing them all down. Mr. Snyder: a committee of Commissioners could be appointed and they would meet with B&G Club. First a vision is needed and then design the program around that. ED Feorenzo: probably starting in January once voucher money starts coming in.

Mr. Snyder noted some residents' rents have increased as a result of RAD Program, an unforeseen consequence. On present program, which HHA is currently on, there was a ceiling/maximum rent here. On voucher program, you pay 30% of your adjusted annual income. On old program, you paid 30% up to that ceiling rent. ED Feorenzo and Jamie informed Mr. Snyder that some residents were making \$100,000 living in public housing. If your income is \$10,000/month, your rent

is 30% of that – about \$3,000. Currently, ceiling rent might be \$1,000 meaning your rent is going up \$2,000/month. With the new program, it gives HHA the ability to phase it over 3 years. No increase the first year, giving time to make a decision about moving out or not and then a percentage every year until you get up to \$3,000, noting they might think do they want to live here. Some people say it's not fair; other side is it's not fair to people that are on waiting list that really need a place to live that have no money at all, while someone making \$120,000/year is living in a unit which wasn't designed for that. Maybe it's time for those people to move on and get on with their lives. Mr. Feorenzo added there are about 20 people in those circumstances, which out of 500 isn't many.

From Mr. Snyder's viewpoint, transition with Staff, Jamie and Mr. Feorenzo has been seamless and really accomplished everything that needed to be done. This Authority has always been well run and expenses are less than revenue, as noted in the new budget, and using any reserves, which is unusual today. Most authorities in N.J. are tapping into their budgets because they can't sustain themselves. HHA has always had a positive budget and money put away each year. For the next 20 years, money will be put in a reserve replacement to address anything that comes up.

ED Feorenzo informed the Commissioners HHA, as of July 2017, is down to one shift with Hackensack PD – 6 PM to 2 AM seven days a week. It is working out very well, one policeman is 5 days a week, fill in the other two with officers when he's not working. HHA is now paying \$100,000 not \$200,000.

T-Mobile signed a lease, and will go before City in a month or so for their application to put their antennas on 65 First, adding another \$2,800 a month.

OLD, NEW, OTHER BUSINESS – nothing at this time

REMARKS OF CITIZENS – nothing at this time

ADJOURNMENT

Motion to adjourn made by Commissioner Stuart; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5)

Absent: Allegretta/Tessaro

MEETING ADJOURNED AT 6:40 P.M.

Respectfully submitted,
Deborah L. Alvarez
Secretary/Transcriber