

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

THURSDAY, SEPTEMBER 13, 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.

ROLL CALL

Present: Chairman Anthony Stassi
Commissioner Marie Dukes
Commissioner Gino Tessaro
Commissioner Blanche Stuart
Commissioner Marie D'Arminio
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

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 12/07/2017. 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.

FLAG SALUTE

Pledge of Allegiance recited. Moment of silence held in respect and memory of all police, firemen and Armed Forces.

APPROVAL OF PREVIOUS MEETING MINUTES – July 12, 2018

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

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

RESOLUTIONS #2018-20 THROUGH AND INCLUDING #2018-30

ED Feorenzo requested that all resolutions be covered under Consent Agenda. Anyone requesting information on a particular resolution will be asked at the end.

1. #2018-20 – ADOPTION OF FEE 9/30/19 BUDGET
2. #2018-21 – DISPOSITION OF 1998 PICK-UP – CHEVY 2500
3. #2018-22 – CONTRACT AWARD – SPRINKLER MAINTENANCE
4. #2018-23 – CONTRACT AWARD – CUSTODIAL SERVICES
5. #2018-24 – CONTRACT AWARD – SOCIAL SERVICES
6. #2018-25 – CONTRACT AWARD – LEGAL SERVICES FYE 9/30/19
7. #2018-26 – CONTRACT AWARD – ACCOUNTING FYE 9/30/19
8. #2018-27 – CONTRACT AWARD – AUDITING FYE 9/30/19
9. #2018-28 – CONTRACT AWARD – WINDOW REPLACEMENT – 175 W. RAILROAD
10. #2018-29 – CONTRACT AWARD – RISK MANAGER
11. #2018-30 – CONTRACT AWARD – EXTERIOR COATING – NEWMAN & RAILROAD - 8 BUILDINGS

Motion to approve all 11 above listed resolutions made by Commissioner Tessaro; 2nd by Commissioner D'Arminio.

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

There were no questions or comments. Roll call taken at this point of the meeting.

ROLL CALL: Commissioner Dukes	Yes
Commissioner Tessaro	Yes
Commissioner Stuart	Yes
Chairman Stassi	Yes
Commissioner D'Arminio	Yes
Commissioner Pico	Yes

Vote was unanimous.

CORRESPONDENCE

ED Feorenzo stated there were 6 24-inch gas ranges HHA can no longer use, because they are not automatic pilots, and no longer allowed to be used in housing. The Project Manager is requested that they be advertised for sale; highest bid will be taken for disposal. Reason is: they are taking up room.

Mr. Snyder, Hearing Officer, had a hearing last week. The National Tenant Network is used as a screening system for all HHA tenants, receiving a scoring from 0 to 100. A minimum score of 70 is needed to be accepted. As an example as discussed at Occupancy Meetings, HHA changed the Policy last year to state: if somebody doesn't pass the credit score, for whatever reason, they can bring in a co-signer. This person was offered the co-signer. Mr. Snyder believes she is looking for a co-signer at this time.

Commissioner Dukes asked as person had 0 credit score, she never had credit before? ED Feorenzo said she could have had credit at one time or didn't do well. Mr. Snyder added she got a 0 and had bad credit, which was the reason. Many bills were not paid over the years. She was a younger woman with children, had personal problems, but now better and driving a bus, working a full-time job; living with her mother, but wants to get out on her own. In these hearings, HHA goes first. Rosanna Romero is from the Housing Authority. She was presenting HHA's case; then Ms. Coley goes next and she explains to Mr. Snyder her situation and then he makes a decision. He can either reverse the decision; affirm the decision or come up with an Alternative Dispute Resolution, which he likes to do, and where the co-signer suggestion came in. HHA is still waiting. Two weeks is normal wait time, but ED Feorenzo will extend for her as she is trying to get back on her feet.

Mr. Snyder added she might have failed a Criminal Background Check, but she provided to HHA a certificate from BOE saying that she was acceptable as a bus driver. If you're accepted to drive a school bus, we would accept as an applicant. HHA is trying to help people as opposed to chalking them off. Co-signer has to meet HHA requirements also.

Commissioner Dukes asked, if she cannot obtain a co-signer, is there a legal way for HHA to aid her, since she's working, could we allow her in with the bad credit. Could HHA sign something saying they're aware of credit and if she didn't pay rent once or twice, she'd have to move out. Mr. Snyder said it's the law, if you don't pay your rent, you're out. HHA liberalized the policy. HHA tried to take in the mitigating circumstances and work with the person. Rosanne asked Mr. Snyder last week, if it's an existing tenant, and the tenant is agreeing they're going to be personally responsible if she doesn't pay the rent. HHA is fine with that, but she has to meet the requirements; the tenant did not. Perhaps now she's looking for someone else.

ED Feorenzo said there are about 15 people that are habitually late every month, typically paying on the 20th, after they are “filed” on. It is getting better. Mr. Zisa added HHA is in the process of evicting someone now. ED Feorenzo said a notice is sent out after the 5th; after the 16th it gets to Mr. Zisa's office and the filing procedure begins. If HHA is filing on a tenant, and they come in and pay, Mr. Feorenzo makes them pay the court costs for filing and the late fee.

PAYMENT OF CLAIMS

Motion to pay claims made by Commissioner D'Arminio; 2nd by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (6)

Absent: Allegretta

Mr. Feorenzo noted new pick-up truck came in last week. Commissioner Stuart inquired about NTN – (National Tenant Network) \$8.00 on Page 2. He will ask Julissa about that charge. Mr. Snyder said it could be quantity, and a typo on list. Review is \$35/each.

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo said City of Hackensack is looking to designate 65 First Street area and Newman & Railroad a redevelopment zone. Studies are being done, and will be presented to Planning Board, hold subsequent hearings to get it changed. Mr. Feorenzo believes it will be good for HHA, bringing more development into the area. It could be for high rise; commercial; residential. Mr. Zisa stated it is very complicated, but should not affect HHA property. ED Feorenzo added at the old Hackensack Roofing site, HUMC is putting a facility there for their energy – cooling towers and energy station for hospital and other buildings. Mr. Snyder added there are only 3 circumstances where you're entitled to a tax abatement in New Jersey: if the property's owned by a housing authority; if it's financed by the New Jersey Housing Mortgage Finance Agency or if it's designated in an area of redevelopment. Once they do that, they're entitled to the tax abatement. It is not solar – cooling towers and heating units to run the entire facility. Everything has to be energy efficient and good for the environment. Commissioner Dukes asked when the next hearing is. ED Feorenzo said hearing for redevelopment, not HUMC, was held yesterday, but a few hearings are needed to get approved.

Playground at Newman & Railroad has been demolished. Gravel is down; carpet ready to be installed; all materials on site, but a few dry days are needed. It should be done by next week. The company installing it is backed up 2-3 weeks because of this weather.

Boilers over at 230 Central Avenue are completed along with hot water heater. Architect and engineer will be scheduled to walk through next week, but they're completed and ready for heating season.

New bus driver started on Monday. Previous one gave notice. A list of bus routes was given to Commissioners for Monday, Tuesday and Wednesday. Thursday-Friday weren't busy, so he consolidated it into 3 days. Last stop for tenants on Wednesday is Shop-Rite. Every stop Monday-Tuesday-Wednesday has a place where they can shop and purchase groceries. Commissioner Dukes asked if the tenants enjoy it. Mr. Feorenzo said yes, there are 12-18 each day riding the bus. It is in budget.

Attorney Zisa is renewing rooftop lease for Sprint. It will be reviewed by Tuesday or Wednesday next week. They are looking to proceed on Kansas Street, again additional income for HHA when it is up and running.

Windows for 175 W. Railroad – company came out Tuesday. Every single window was measured. He wanted each measured. They will be ordered once architect approves shop drawing – 10-12 week lead time once they're ordered, installed December or January, installed from the inside. Heat will be on and they are installed one window at a time.

Bid for 65 First Street and 60 Kansas Street cabinet refinishing. There was one bidder, a little over bid budget. It is being rebid in another month; ED Feorenzo confident people will bid.

There are 3 projects left out of all being done for RAD. Doors at 164 Beech; Kansas Street and 65 First cabinet refinishing and windows being started at 175 W. Railroad. Hopefully, by April all will be completed. Once budgets are all up to date, ED Feorenzo will report how much extra money HHA has, where a couple more items might get done.

Next week and week following new washers/dryers will be installed in rest of buildings with new swipe card, which is working well at 65 First Street.

One tenant was taken to court; hasn't paid in 3 months. There is Warrant for Removal for Tuesday/Wednesday next week if they don't come in with 3 months – they will be locked out.

Commissioner Stuart inquired about doors at 165 Beech – what doors? ED Feorenzo said all interior tenant doors are being replaced.

OLD BUSINESS

HHA received first check from Edgewater Housing for administration fee - \$95,000. The next admin check will be in about 90 days – bringing in approximately \$310,000/year.

Accountant and ED Feorenzo at end of year will see what funds are available and determine how much will be paid down on loan with Mariner's Bank -- \$300,000 to \$500,000. HHA plan is between 5-7 years to be mortgage free here.

NEW BUSINESS/OTHER BUSINESS – nothing at this time

Commissioner Stuart noted the Minutes of July were not contained in packet. Minutes will be tabled to October's meeting.

(At this point in the proceeding, the vote to approve July's minutes was rescinded. They will be approved at October Commissioner's meeting.)

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (6)

Absent: Allegretta

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber