

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

THURSDAY, MARCH 14, 2019

**(This is a condensed version of the taped minutes of the Regularly Scheduled Monthly Meeting of the Hackensack Housing Authority commencing at 6:09 P.M.)**

Executive Director Feorenzo called the meeting to order.

**ROLL CALL**

Present: Chairman Anthony Stassi  
Commissioner May D'Arminio  
Commissioner Marie Dukes  
Commissioner Sarquis Pico  
Commissioner Gino Tessaro\*\*

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 Blanche Stuart

**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 12/6/18. 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 asked all to salute the flag, repeat Pledge of Allegiance. A moment of silence was held in respect and support of police, firemen and Armed Forces.

## **APPROVAL OF PREVIOUS MEETING MINUTES – February 21, 2019**

Motion to approve minutes made by Commissioner D'Arminio; 2<sup>nd</sup> by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (4)\*\* (Commissioner Tessaro arrived late.)  
Absent: Allegretta/Stuart/Tessaro

## **NO RESOLUTIONS THIS EVENING**

## **CORRESPONDENCE**

ED Feorenzo reported on correspondence. 2-year contract up for security cameras; electrical service; HVAC services; landscaping services; plumbing services; consulting services.

A bid comparison will be done at the end of March; 2-year contracts will then be awarded.

6.8 under CORRESPONDENCE was for Employment Advertisement & Job Description, included in Commissioners' packets. Marcella will be retiring on June 28<sup>th</sup>, 2019. ED Feorenzo will review incoming resumes, conduct interviews along with Mr. Snyder being present. It is hoped to start new employee at end of April, so Marcella can work with them May & June. First days of month will be in collecting rents; person will also work and reporting to head of Occupancy; answering telephones and doing Occupancy duties; learning how to do rent qualification; purging list as has been done recently. Hopefully, it will be a Hackensack resident.

## **PAYMENT OF CLAIMS**

Motion to approve payment of claims made by Commissioner Dukes; 2<sup>nd</sup> by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (4)\*\* (Commissioner Tessaro arrived late.)  
Absent: Allegretta/Stuart/Tessaro

## **MANAGEMENT REPORT & UNFINISHED BUSINESS**

ED Feorenzo will give report next month on status of applications/how purging is going.

175 W. Railroad – 65% done on windows; 60% will be done in about 10 days. Tenants happy and new apartments with new windows – no drafts coming in and apartments warm and quiet.

Mr. Snyder & ED Feorenzo put together a budget for 40 Passaic Street. Increase received to manage 40 Passaic Street, a \$21K increase. Increase hasn't been in 6-8 years. Security guards haven't had a raise. With new sick law in place, everyone is entitled to their sick time, when reaching 40 hours a week. County of Bergen agreed. ED Feorenzo gave security guards \$1.00 each, and Mr. Wright \$1,000 for the year, bring HHA to about 12-\$13,000 with fringe benefits and sick time. HHA will be in black, not red.

Cabinet refinishing for 60 Kansas and 65 First Street are out to bid again. It is hoped it comes in under budget. Two people who didn't bid last time are bidding this time. ED Feorenzo is confident the numbers will be good this time.

No word has been heard from City Manager of Hackensack about who they are using as an Affordable Housing Consultant. He will reach out to him Friday or Monday and get that information.

(AT THIS POINT IN THE MEETING, COMMISSIONER TESSARO ARRIVED – 6:20 P.M.)

### **OLD BUSINESS, NEW BUSINESS – nothing at this time**

### **OTHER BUSINESS**

Commissioner Stuart had indicated she was coming to the meeting this evening, but went to the hospital last evening. She is feeling better now.

### **ADJOURNMENT**

Motion to adjourn made by Commissioner Dukes; 2<sup>nd</sup> by Commissioner Pico.

VOTE: AYES/All Present Commissioners (5)

Absent: Allegretta/Stuart

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber