

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

THURSDAY, JULY 18, 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 Blanche Stuart*
Commissioner May D'Arminio
Commissioner Gino Tessaro

Also Present:

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

Absent: Commissioner Sarquis Pico
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 12/6/18. 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 led the Pledge of Allegiance with a moment of silence at the conclusion in support of police, firemen and Armed Forces.

APPROVAL OF PREVIOUS MEETING MINUTES – June 13, 2019

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

(*Commissioner Stuart arrived before vote taken.)

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

RESOLUTIONS #2019-15 THROUGH #2019-18

1. RESOLUTION #2019-15 – BUDGET INTRODUCTION FYE 9/30/20

Mr. William Katchen gave an extensive report on budget beginning FYE 10/1/19 through 9/30/20 prepared by his firm. It is the 2nd full year under RAD Program.

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

ROLL CALL: Commissioner Stuart – yes
 Commissioner Dukes – yes
 Commissioner Tessaro – yes
 Commissioner D'Arminio – yes
 Commissioner Stassi – yes

Absent: Allegretta/Pico

2. RESOLUTION #2019-16 – DISPOSITION OF VEHICLE

2002 Ford F250 with over 150,000 miles, rusted out, with bad transmission and motor; replaced with new vehicle. It will be advertised for sale or sold to junk yard.

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

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

3. RESOLUTION #2019-17 – ESTABLISH ACCOUNT FOR CRIMINAL BACKGROUND CHECKS

Motion to approve payment of claims made by Commissioner Stuart; 2nd by Commissioner D'Arminio.

Commissioner D'Arminio asked about one item – "PILOT". Mr. Feorenzo said it means "in lieu of taxes".

VOTE: AYES/All Present Commissioners (5)

Absent: Allegretta/Pico

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo reported kitchen cabinets are 100% completed. As of today, HHA is 100% completed of RAD projects. Final completion documents were submitted. HUD will come out look at the completed projects and audit books. HHA is in good shape and everything is accounted for.

With extra money that was available, ED Feorenzo got quotes on a facelift for 60 Kansas – all 9 lobbies were painted and made brighter, baseboards painted; lighting improved.

Call received from HUMC, where there is a center called "Cancer Disparity Center". They help seniors and elderly if they have a smoking problem, people will come to the building, do a seminar, help them with a patch; with counseling; all a free service to seniors. ED Feorenzo will be setting up a meeting with nurse and, hopefully, help senior tenants that would like to quit smoking. No cost to any of the seniors. Commissioner Dukes asked if was for families. Mr. Feorenzo said no, only for seniors.

*****UPDATE ON WAITING LIST*****

As of today: Seniors/elderly/disabled – 470 on studio waiting list

Senior – 1 bedroom – 1,000 on waiting list

(Many from out of town – moving 3-4 a month)

Senior – 2 bedroom – 53 on waiting list – and Staff actively doing transfers.

Family – 1 bedroom – 17 on waiting list

- 2 bedroom – 153 on waiting list

- 3 bedroom – 86 on waiting list

- 4 bedroom – 13 on waiting list

List is constantly being purged and girls doing very good job.

Commissioner Dukes heard there was a senior saying she put herself on waiting list in another municipality; only HHA did some correspondence and appreciated hearing from HHA.

New employee: Aliyah Silver is working out very well, being taught by Jamie about Occupancy; picked up great on telephone and computer; found some mistakes that office did in the past.

Commissioner Stuart asked when did ED Feorenzo anticipate family units opening up again. Not for quite a while, he answered.

OLD BUSINESS/NEW BUSINESS – nothing at this time

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (5)

Absent: Allegretta/Pico

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber