

December 12th, 2019

Minutes of a meeting of the Housing Authority of the City of Hackensack, County of Bergen, and State of New Jersey held on the 12th day of December 2019 at 4:00 P.M. in the Meeting Room at 65 First Street, Hackensack, New Jersey:

Present:

Vice Chairperson Blanche Stuart
Commissioner Marie Dukes
Commissioner Michael Allegretta
Commissioner May D'Arminio

Absent:

Chairperson Anthony Stassi
Commissioner Sarquis Pico
Commissioner Gino Tessaro

Also Present: Anthony Feorenzo, William F. Snyder, Joseph Zisa, Esq.

Vice Chairperson Stuart called the meeting to order at 4:00 P.M. and read the opening statement:

"Adequate notice of this meeting as required by the Open Public Meeting Act has been provided by the filing of an annual notice of meeting with the Municipal Clerk, the posting of said notice on the official bulletin board in the Municipal Government Center and delivery of same to the Bergen Record and Star Ledger on 12/6/2018. This body wishes to advise you that, in accordance with NJSA 26:3D (1), et seq. (smoking in public buildings), smoking is prohibited while this body is in open or closed session. In the event of a fire, please exit the building via the designated "EXIT" signs."

Vice Chairperson Stuart announced that the December meeting is the annual reorganization meeting. Ms. Stuart asked Mr. Feorenzo to administer the election process for officers.

Mr. Feorenzo announced that nominations for the office of Chairperson were open. Ms. Stuart nominated Anthony Stassi for the position of Chairperson, seconded by Commissioner Allegretta. There being no other nominations, Mr. Feorenzo announced that nominations for the position of Chairperson were closed. The vote in favor of Mr. Stassi:

Ayes: Stuart, Dukes, Allegretta, D'Arminio

Nays: None

Absent: Stassi, Pico, Tessaro

Mr. Feorenzo announced that nominations for the office of Vice Chairperson were open. Commissioner D'Arminio nominated Blanche Stuart for the position of Vice Chairperson, seconded by Commissioner Dukes. There being no other nominations, Mr. Feorenzo announced that nominations for the position of Vice Chairperson were closed. The vote in favor of Ms. Stuart:

Ayes: Stuart, Dukes, Allegretta, D'Arminio

Nays: None

Absent: Stassi, Pico, Tessaro

Commissioner D'Arminio moved that the minutes of the 9/30/2019 regular meeting be approved as recorded, seconded by Commissioner Allegretta:

Ayes: Stuart, Dukes, Allegretta, D'Arminio

Nays: None

Absent: Stassi, Pico, Tessaro

Under correspondence, the following item was listed as received and filed:

6.1 2020 Annual Meeting Notice

The following resolution was considered:

RESOLUTION #2019-25

(Write-off of Uncollected rents for FYE 9/30/2019)

WHEREAS, the Housing Authority of the City of Hackensack collects rents from its residents which must be paid in full; and

WHEREAS, some residents move-out of their units and owe back rent which is uncollectible and must be written off; NOW THEREFORE

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HACKENSACK HOUSING AUTHORITY THAT THE AMOUNT OF \$31,406.33 IN UNCOLLECTABLE ACCOUNTS FOR THE MOVE OUT TENANTS BE WRITTEN OFF THE AUTHORITY'S BOOKS.

Commissioner Allegretta moved that resolution #2019-25 be approved, seconded by Commissioner D'Arminio:

Ayes: Stuart, Dukes, Allegretta, D'Arminio

Nays: None

Absent: Stassi, Pico, Tessaro

The following resolution was considered:

RESOLUTION #2019-26
(Appointment of Joint Insurance Fund Commissioner)

WHEREAS, the Hackensack Housing Authority is a member of the New Jersey Public Housing Authority Joint Insurance Fund; and

WHEREAS, the by-laws of said fund require that each member Housing Authority appoint a Fund Commissioner to represent and serve the Authority as its' representative to said fund; NOW THEREFORE

BE IT RESOLVED that the Board of Commissioners of the Hackensack Housing Authority does hereby appoint Anthony Feorenzo as its Fund Commissioner for the New Jersey Public Housing Authority Joint Insurance Fund for the fund year 2020.

Commissioner Allegretta moved that resolution \$2019-26 be approved, seconded by Commissioner Dukes:

Ayes: Stuart, Dukes, Allegretta, D'Arminio

Nays: None

Absent: Stassi, Pico, Tessaro

The list of November & December 2019 bills was presented for payment. Commissioner Allegretta moved that the list of bills be approved for payment, seconded by Commissioner Dukes:

Ayes: Stuart, Dukes, Allegretta, D'Arminio

Nays: None

Absent: Stassi, Pico, Tessaro

Under management reports and unfinished business, Mr. Feorenzo discussed the following items:

- 1) Elevator Repair
- 2) Use of Mr. Feorenzo's truck to assist with snow plowing
- 3) Year-end financial status resulting in a significant surplus and allowing for an additional payment on \$350,000 on the mortgage.

Commissioner Allegretta moved that if Mr. Feorenzo's truck is damaged performing snow plowing for the Housing Authority, the repair cost will be absorbed by the Housing Authority, seconded by Commissioner D'Arminio:

Ayes: Stuart, Dukes, Allegretta, D'Arminio

Nays: None

Absent: Stassi, Pico, Tessaro

Under remarks of citizens, the following persons addressed the board:

None

There being no other business, Commissioner Allegretta moved that the meeting be adjourned at 4:25 PM, seconded by Commissioner Dukes:

Ayes: Stuart, Dukes, Allegretta, D'Arminio

Nays: None

Absent: Stassi, Pico, Tessaro

ANTHONY FEORENZO
Secretary