

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

THURSDAY, JULY 9, 2020

MEETING VIA TELEPHONE CONFERENCE – 2:00 P.M.

(This is a condensed version of the taped minutes of the Regularly Scheduled Monthly Meeting of the Hackensack Housing Authority)

Executive Director Anthony Feorenzo called the meeting to order, and introduced via telephone new Commissioner Hani Khoury. Commissioner Khoury was greeted and welcomed by the Commissioners.

ROLL CALL – Executive Director Feorenzo

Present: Chairman Anthony Stassi
Vice-Chairman Blanche Stuart
Commissioner Marie Dukes
Commissioner Sarquis Pico
Commissioner Hani Khoury

Also Present:

Anthony Feorenzo, Executive Director
William F. Snyder, Consultant to the Board
Joseph Zisa, Esq., Counsel to the Board
William Katchen, CPA to the Board
Deborah Alvarez, Secretary/Transcriber

Absent: Commissioner May D'Arminio
Commissioner Michael Allegretta

OPEN PUBLIC MEETINGS ACT – Executive Director Feorenzo

"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

HHA at end of last year had surplus of just over \$4 million. It is projected this year that surplus in operation will be close to \$700,000; so at end of year it is anticipated with about \$4.8 million surplus. If this projected budget results in, as shown, \$500,000. HHA will have over \$5 million. HHA does make accelerated payment on mortgage. It is Mr. Katchen's recommendation that HHA continue that payoff in order to accelerate and retire sooner the amount of HHA mortgage. ED Feorenzo noted he paid down \$350,000 in October 2019. Mr. Katchen said pay another \$350,000 in 2020. HHA has a fixed rate 18-year mortgage at 4-1/4%, considering that it's fixed as many RAD transactions did not have fixed rates.

This budget reflects an adequate surplus, adequate funds to accomplish whatever capital projects are needed and adequate surplus amounts in order to be able to cover any unanticipated costs. Mr. Katchen recommends consideration of first resolution.

Second resolution relates to identical budget except the capital budget is not included on that. It's a HUD form of budget as required by HUD and only Resolution goes to Feds. If Board elects to approve this Resolution today, ED Feorenzo will send it to State of New Jersey before August 1st. State has 45 days to review it. State will come back, authorize Authority to approve budget and adopt budget and consider budget for adoption in September meeting.

Mr. Snyder noted this is very unusual to have a government agency with surplus like HHA. He stated it is a testament to administration and stewardship of Board that HHA is running surplus when many other Authorities are running deficits. Mr. Snyder wanted the Board members to recognize that HHA is in very good financial shape. Cell phone antennas that ED Feorenzo solicited and got bring additional revenue into the Authority that many others do not have at these times. Mr. Katchen said HHA is run like a private business and staff is at levels that are below norm, while still generating the same resources and services as authorities with more staff. In today's times when a person is hired, there is a fringe burden of almost 50%. As Mr. Snyder mentioned, additional revenue generated from cell phone antennas go right to bottom line. ED Feorenzo added the LED lighting done throughout all the buildings is paying off also. (There were no questions or comments on above 2 resolutions from Board.)

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Allegretta

	2020-12	2020-13
Chairman Stassi	Yes	Yes
Commissioner Dukes	Yes	Yes
Commissioner Stuart	Yes	Yes
Commissioner Pico	Yes	Yes
Commissioner Khoury	Abstain	Abstain

3. RESOLUTION #2020-14 – RENEWAL OF EXECUTIVE DIRECTOR'S CONTRACT

Mr. Snyder ran this portion of the meeting.

Motion to discuss Resolution #2020-14 made by Commissioner Stuart; 2nd by Commissioner Dukes.

Mr. Snyder explained the State Redevelopment Housing Law allows a Public Housing Authority Executive Directors to have an employment contract. Without the employment contract they're employees. Most of the Directors in New Jersey have a contract. ED Feorenzo's contract dates back several years and contract provides it's a 5-year term and provides it's renewed for 5-years annually with approval of the Board of Commissioners. Basically, this is a renewal of his contract, which should have been done in April, but with Covid-19 and all else, it was missed and on today's agenda. State Statute also provides that an annual review be done on his performance, which Mr. Snyder generally does for the Board; which is sent out to the Commissioners at the end of the fiscal year. Everything is the same in the contract.

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Allegretta

Chairman Stassi	Yes
Commissioner Dukes	Yes
Commissioner Stuart	Yes
Commissioner Pico	Yes
Commissioner Khoury	Abstain

ED Feorenzo thanked the Commissioners for their confidence in him.

CORRESPONDENCE

ED Feorenzo noted a letter was received appointing Mr. Khoury as a new Commissioner.

Commissioner Khoury told the Board he is an attorney practicing 28 years; a resident since 1994; his office was moved 10 years ago from Hackensack to Hasbrouck Heights, where he grew up. He has been a Trustee on Bergen Community College; currently on New Jersey Supreme Court Committee on Unauthorized Practice of Law and served on a Civil Rights Commission for New Jersey Attorney General previously. Mr. Khoury looks forward to providing assistance on this Board.

PAYMENT OF CLAIMS – JULY 2020

Motion to approve payment of claims made by Commissioner Stuart; 2nd by Commissioner Dukes.

Commissioner Stuart asked about the Boys & Girls Club – are they going to remain closed; do we continue to pay them or is it a part of our contract? ED Feorenzo answered its part of our contract but he spoke to their Director, and is looking to opening up in August, but HHA must pay as part of the contract. ED Feorenzo will meet with Director to discuss how they will open and what they will be doing for camp children.

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Allegretta

Chairman Stassi	Yes
Commissioner Dukes	Yes
Commissioner Stuart	Yes
Commissioner Pico	Yes
Commissioner Khoury	Abstain

MANAGEMENT REPORT & UNFINISHED BUSINESS

RFP went out for architectural services for elevator at 164 Beech; met with him and consultants; went over project. Hoping to have bid documents by week of July 27th so they can be sent out to bid. It needs refurbishing.

UPDATE ON APARTMENTS: As of today, 3 studios at 65 First Street to lease up --- 3 studios at Kansas Street to lease up --- 1 studio at 175 W. Railroad to lease up. Seven other studios have been leased up, taking longer because people are not responding – Mr. Feorenzo informed staff given the Covid situation, giving that State is not getting back to HHA in time on background checks – taking over a month, HHA will do an NTA report to see if any serious crimes come up. If not, HHA will go to that person and skip State Police Report background check and some people are not providing documents in time to office. Office is not skipping list, but are calling them. If they say they are bringing it in and they don't, Staff will call again; a note in computer next to their name that's on waiting list why they were jumped because they are not responding within 30 days. We are not keeping apartments open 2-3 months. He will keep Board updated. Two transfers were completed that worked out very well.

FYI: ED Feorenzo reached out to Commissioners Stuart and Khoury regarding bringing bus service back in August. Meeting held with bus driver on August 3rd – 3 days a week, possibly 4 days a week – Shop Rite run only. 6 people on a bus – 3 on each side. He will sanitize it when people get off, but only 6 at a time – only Shop Rite. It is a courtesy bus and in HHA budget, and want to help our tenants. How do the Commissioners feel about that? Chairman Stassi said it sounds fine. Commissioner Dukes thinks it's a good idea.

OLD BUSINESS/NEW BUSINESS/OTHER BUSINESS – nothing at this time

Commissioner Stuart inquired as to Community Rooms – they are still closed? ED Feorenzo said yes, they are still closed. Mr. Feorenzo added when he does a “lease up”, he goes up to G-floor at 65 First where the little community kitchenette room is – brings in tenant and that's how lease up is completed. No one enters the office.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (5)

Absent: D'Arminio/Allegretta

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber