

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

THURSDAY, OCTOBER 8, 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.

ROLL CALL – Executive Director Feorenzo

Present: Chairman Anthony Stassi
Vice-Chairman Blanche Stuart
Commissioner Michael Allegretta – 2:08 P.M.
Commissioner May D'Arminio – 2:15 P.M.
Commissioner Hari Khoury
Commissioner Sarquis Pico

Also Present:

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

Absent: Commissioner Marie Dukes

OPEN PUBLIC MEETINGS ACT – ED 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 12/4/2019 and revised meeting notice dated 7/30/2020. 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 – led by Chairman Stassi

APPROVAL OF PREVIOUS MEETING MINUTES – SEPTEMBER 10, 2020

Motion to approve meeting minutes of September 10, 2020 made by Commissioner Stuart; 2nd by Chairman Stassi.

(2:08 P.M. - Commissioner Allegretta joined the conference call meeting.)

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

RESOLUTIONS #2020-21 THROUGH #2020-23

1. #2020-21 – REJECTION OF ELEVATOR BIDS & AUTHORIZATION TO READVERTISE

Bids rejected as mistake in bid documents. Architect did not request bid bond – over threshold so bid bond is required for this project. Bids going out again and due October 20-21 and have bid bond in them.

Commissioner Allegretta asked who last elevator contractor that worked at HHA was and are they pricing this one? ED Feorenzo said yes, contractor is bidding – Standard Elevator – having done a job at Kansas Street. ED Feorenzo doing an alternate: 10 hour days/Monday to Friday – to expedite job so it's completed in 4-5 weeks; not costing that much more in labor. ED Feorenzo more concerned about not having elevator out for 10 weeks in an elderly/disabled building.

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

ROLL CALL:	Chairman Stassi	YES
	Commissioner Allegretta	YES
	Commissioner D'Arminio	---
	Commissioner Dukes	---
	Commissioner Khoury	YES
	Commissioner Pico	YES
	Commissioner Stuart	YES

2. #2020-22 – APPROVAL HEPA INFILTRATION SYSTEMS IN ELEVATORS

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

This will be covered under CARES Act money. New filtration systems going in vents, killing 99% of viruses in the air. One in each elevator and new to the market; already approved and working elsewhere. Six week lead time; many installing these. Contractor ordered them at time of bid, but if not approved by Commissioners to purchase, HHA would pay restocking fee of \$200. \$2,200

installation for each building. Commissioner Stuart asked if more than 2 people would then be allowed in elevator. ED Feorenzo said no, still at 2. As this is under CARES Act, it is not costing HHA anything.

ROLL CALL:	Chairman Stassi	YES
	Commissioner Allegretta	YES
	Commissioner D'Arminio	---
	Commissioner Dukes	---
	Commissioner Khoury	YES
	Commissioner Pico	YES
	Commissioner Stuart	YES

(2:15 P.M. - Commissioner D'Arminio joined the conference call meeting.)

3. #2020-23 – APPROVAL OF JOINT INSURANCE FUND PARTICIPATION

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

HHA belongs to the Joint Insurance Fund; ED Feorenzo is a Commissioner, which is a self-insured agency; also belong to MEL – which insures HHA in case HHA goes over its limits for our organization. Money is refunded every year and HHA has been a member over 10 years. Mr. Snyder explained there are many Joint Insurance Funds in State of New Jersey: Board of Education School Fund; Municipal Utility Authority JIF. Approximately 15 years ago a group of housing authorities were organized to form a JIF. At that time William Connelly Agency was Administrator. PERMA is now Administrator and of 85 housing authorities in New Jersey 70 of them are members of JIF, which provides property and liability insurance, worker's compensation insurance, directors and officers' liability insurance. After payment of expenses, if anything is left, it is paid out to all members in dividends each year. Assessments to housing authorities are much lower than what private insurance companies are offering. When initially started it was because many housing authorities could not receive worker's compensation insurance because premiums were so high. Because of contract with Federal Government, it is required that you have insurance, which was real impetus to start this fund. Fund was started as worker's comp, now it's generated to most housing authorities in New Jersey, providing all lines of insurance and assisting all housing authorities in the State.

ROLL CALL:	Chairman Stassi	YES
	Commissioner Allegretta	YES
	Commissioner D'Arminio	YES
	Commissioner Dukes	---
	Commissioner Khoury	YES
	Commissioner Pico	YES
	Commissioner Stuart	YES

PAYMENT OF BILLS FOR OCTOBER 2020

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

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

ED Feorenzo asked Commissioners if they all received the Police Report in their package. There were no arrests, warrant offenses, nothing with City Ordinance. There were a few disturbance calls, nothing major, all going smoothly in the buildings.

MANAGEMENT REPORT & UNFINISHED BUSINESS

Resolution passed last month regarding COVID-19 cleaning. Company comes in Tuesday mornings; starting at 6:30 A.M. @ 65 First Street – wearing backpack sprayer – spraying all offices, bathrooms, hallways and elevators – taking about 5 hours. Backpack being economical and convenient. This was 2nd week it was done.

No new cases of COVID 19 reported in HHA buildings, otherwise Health Department would advise ED Feorenzo. No positives received. Rite Aid just finished coming to Elderly & Senior Buildings giving tenants their flu shots.

Boys & Girls Club operating smoothly and at full capacity. No issues to report there.

Rebid for elevator repair; discussed ventilation in elevators.

Waiting list update: 4 studio units are ready for rent now/have just been turned over – will be rented within 2 weeks. 1 transfer to a 1-bedroom from a family unit – so 1-bedroom available in senior/disabled buildings; 1 2-bedroom is available in family unit. Transfer that went from 2-bedroom in family unit to a 1-bedroom in senior/disabled building has already been rented. There are a total of 6 units available for rent and office will be doing lease-ups; ED Feorenzo did 2 inspections today on prospective tenants, as we are doing inspections before we allow someone to come in.

Our mortgage was \$3,200,000 when HHA went to RAD; borrowing money from Mariner's Bank. As of yesterday – OCTOBER 7, 2020 – ED Feorenzo paid \$350,000 extra down on mortgage. HHA down to \$1,909,000 left on mortgage. If HHA continues to do extra \$350,000 a year with principal and interest for that, HHA should be done in approximately 5 years. Very happy to report that.

There is no November meeting. Next meeting is December 10th at 2:00 P.M. – reorganization meeting. Normally, Commissioners go out for a bite to eat afterwards, but ED Feorenzo suggests waiting until February or March, leaving choice up to Commissioners.

ED Feorenzo will speak with HUD and other housing authorities to see if they are still conducting their meetings remotely and when would HHA considered having meetings at 65 First Avenue with no public allowed. ED Feorenzo is a member of Paramus BOE and still not meeting – done remotely and public allowed to call in via Zoom.

Mr. Zisa suggested staying with conference calls or going to Zoom. ED Feorenzo added he is fine with it until it all gets cleared up. Mr. Zisa did ask that the public is allowed to join in on a conference call. ED Feorenzo said yes, it has been advertised and they may call in.

ADJOURNMENT – 2:24 P.M.

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

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber