

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

THURSDAY, APRIL 8, 2021

(This is a condensed version of the ZOOM virtual and taped minutes of the Regularly Scheduled Monthly Meeting of the Hackensack Housing Authority commencing at 2:00 P.M.)

Executive Director Anthony Feorenzo called the meeting to order.

ROLL CALL

Present: Chairman Anthony Stassi
Commissioner May D'Arminio
Commissioner Marie Dukes
Commissioner Awad Khoury
Commissioner Pico Sarquis
Commissioner Blanche Stuart
Commissioner Gino Tessaro

Also Present:

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

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 12/10/2020.

The Authority welcomes comments from the public, which will be addressed under "Remarks of Citizens" on the Agenda. Members of the public shall be free to speak on any subject on or off the Agenda. As is the case for in-person meetings, all speakers will be limited to five (5) minutes. Members of the public shall be muted until public discussion, at which time they may ask to be recognized.

Please do not speak out of turn or disrupt the meeting. Disruptive conduct includes sustained inappropriate behaviors, such as, but not limited to shouting, interruption and use of profanity"

FLAG SALUTE – Chairman Stassi led Flag Salute. Moment of silence held for Hackensack City Manager Ted Ehrenburg, who passed away suddenly.

APPROVAL OF PREVIOUS MEETING MINUTES – February 11 & March 11, 2021

Motion to approve minutes of February 11, 2021 and March 11, 2021 made by Commissioner D'Arminio; 2nd by Commissioner Stuart.

VOTE: AYES: All Present Commissioners (7)

RESOLUTIONS #2021-6 and #2021-7

1. RESOLUTION #2021-6 – RENEWAL OF EXECUTIVE DIRECTOR CONTRACT

Mr. Snyder said earlier today Personnel Committee met: Chairman Stassi, Commissioner Stuart and (inaudible). State of N.J. requires that Board do an evaluation of Executive Director's performance in order to have employment contract. In the past, Board has charged Mr. Snyder with that duty, to bring to Personnel Committee; then comes out to full Board. ED Feorenzo's contract is to be renewed for 5 years. Contract was included in Board's packet. It allows for contract to be extended out for five years. Mr. Snyder's evaluation noted ED Feorenzo does an excellent job. Hackensack Housing is considered to be one of the better, if not **BEST**, housing authority in New Jersey. HHA does not have problems as ED Feorenzo spends a tremendous time dealing with details of resident issues, and always interested in quality of life of residents, which was exhibited last year during COVID, particularly with regular testing. Company was also recommended to other housing authorities. Testing continued until vaccine available; then ED Feorenzo worked on that making sure residents got their vaccine.

Mr. Snyder's recommendation to Personnel Committee is that this contract be renewed for another year, which extends to five years.

Motion to approve renewal of Anthony Feorenzo, Executive Director, Contract made by Commissioner Stuart; 2nd by Commissioner Dukes.

ROLL CALL:	Chairman Stassi	Yes
	Commissioner D'Arminio	Yes
	Commissioner Tessaro	Yes
	Commissioner Dukes	Yes

Commissioner Stuart	Yes
Commissioner Sarquis	Yes
Commissioner Khoury	Yes

VOTE WAS 7 – YES NAY – 0

2. RESOLUTION #2021-7 – CONTRACT AWARD – REPLACEMENT FOR FIRE ALARM SYSTEM AT 164 BEECH STREET

ED Feorenzo explained fire alarm system is antiquated and HHA having issues with it and parts are not available. Four quotes were received for new system. Lowest quote was \$22,000; highest was \$29,000. HHA looking to award it to Bosshard Electric, who is hourly rate electrician here also. This could not be done hourly as was over bid threshold. It is also compatible with new elevator that is being installed.

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

VOTE: AYES/All Present Commissioners (7)

MANAGEMENT REPORT & UNFINISHED BUSINESS

At Kansas Street, Apartment 6E, gentleman was in hospital. His family visited from Kansas City; took all of his needed belongings; left some belongings behind giving HHA a letter stating anything left in apartment could be given to charity or disposed of. HHA will hold his belongings until end of April. He is still in hospital and family looking to try to place him in Veterans Home across the street from hospital in Paramus.

This week our bus driver picked up residents in all senior buildings; had their scheduled 2nd round of shots, all went well. 30 residents in each building that signed up, received their 2nd round. City will try and work on more shots for seniors.

Beech Street elevator work started on Monday, going smoothly so far. Cab is already dismantled; hoping to have done no later than 5 weeks, but HHA trying to push for 4 weeks.

Letter sent out to tenants on March 29th stating that if they have any issues and that elevator will be out of commission up to 5 weeks; if you cannot take the stairs And have medical issues, notify office by March 23rd and if not able to stay with family member or friend, HHA will make other accommodations and put tenant in a hotel until elevator is completed. ED Feorenzo did not personally nor did office receive one phone call from anyone that needed special accommodations. He wanted Commissioners to be aware of that.

ED Feorenzo had a few meetings with 40 Passaic Street and Bergen County. After tonight, they will be taking over security duties at 40 Passaic Street. Mr. Wright will no longer be working for HHA as of tomorrow. His 6-7 part-time employees will no longer be doing security at night. County offered these people jobs; ED Feorenzo gave them County phone number, if they want to be employed and work for County of Bergen. It means nothing for HHA except payroll drops down 6-7 people and every year \$200,000 is budgeted for security. It will be taken out of our budget for doing maintenance at 40 Passaic Street. ED Feorenzo thought it better that County put it under their own roof, as they have new regulations where HHA cannot put cameras back and do certain things. Mr. Snyder thought it was probably beneficial. He had a conversation recently with JIF; ED Feorenzo is a member of Executive Board. They were not truly aware of HHA involvement in terms of providing security. Knowing how Workmen's Compensation operates, there are different prices based on what an employee does. Security guard has potential for maybe getting harmed, so rate would be higher. From an insurance end, it probably benefits HHA. HHA was not making any money on this – it was going right back out to security officers' uniforms, etc.

ED Feorenzo asked if everyone received Police Report for month. There were no arrests; 16 medical calls, 2 calls for harassment and disturbing the peace; 89 targeted patrols. Some tenants call him saying people are making noise at night, walking in hallways. ED Feorenzo tells every tenant – call Police Department, housing police do not respond. Regular police officer will come and tenant should say this is an independent apartment building, we cannot tell people they cannot be out in hallway, or out in courtyard. If there is a nuisance and past City Ordinance for noise, police will come and stop them.

UPDATE ON HHA AVAILABLE APARTMENTS – 65 First Street – 2 studios; Kansas Street – 3 studios and 1 1-bedroom.

PAYMENT OF CLAIMS – APRIL 2021

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

VOTE: AYES/All Present Commissioners (7)

REVISED AGREEMENT BETWEEN CITY OF HACKENSACK AND HHA – DIZENZO COURT

ED Feorenzo asked if all Commissioners had a chance to review revised agreement; does anyone have a comment on revisions, as it has not yet been sent to City yet.

Commissioner Dukes wants it to be an "agreement" vs. "understanding". Is that legal? Mr. Zisa answers it's the same thing. Commissioner Dukes then agreed.

Commissioner Stuart thought HHA was going to get a list of properties before anything was signed. ED Feorenzo said it hasn't been sent to City yet and he doesn't know why HHA hasn't received list of properties. Mr. Zisa has asked them for the list. If you don't want it sent until HHA receives list, that's all right with Mr. Feorenzo. Mr. Snyder said it is a moot point about City's properties; HHA will get it, but may find out that their surplus properties are not what HHA wants. If HHA is to proceed with Affordable Housing Project, there would be a committee of this Board (3 members). Mostly members that have problems with sites. Sites HHA would come up with would have to be approved by HHA Board, firstly. If HHA wanted waterfront property, it would be more money than somewhere else.

What this agreement essentially does is puts City on the hook to provide any financing HHA cannot put together. Biggest source of financing is 9% tax credit program from Housing Mortgage Finance Agency that usually provides 70-80% of financing. Balance is through first mortgage based upon HHA cash flow and then smaller programs: Home Investment Partnership Program from County; Federal Home Loan Bank has Affordable Housing Grant Program. HHA applies to them, put everything in mix; figure out what HHA can finance and figure what's called "Total Development Cost" – all costs together to actually build the project. If there's any gap, the agreement says the City is going to provide that money and has to do it through bonding or Affordable Housing Trust Fund, however they wanted. It really puts them on the hook. He will reach out to them about list of properties, but agreement should go to them soon, as Mr. Snyder doesn't know if they will agree to it. It commits City to developing a 60-unit project. What will happen is HHA will prepare in-house the financial pro forma. Before they agree to this, they have to look at it.

Mr. Snyder does look at them for municipalities and developers and sometimes they are chocked full of stuff that can be pulled out. Ours are usually lean as this is government agency. At the end of the day, they have to come forward to provide that gap financing. Again, site is a moot point from HHA standpoint because whatever we develop, will be developed on a site we all agree to. ED Feorenzo and I have no control over what the City does with their other affordable housing projects. If there's issues with that, that has to be brought before them, because HHA only has control over what we are going to do here.

Mr. Zisa said if Board is not comfortable with what is before them, and he hasn't had a chance to review it at length, and then it should be tabled to May's meeting. He doesn't want anyone to make a decision without full knowledge. It's too important to the City and HHA. So if there is confusion on it, we'll address it at May's meeting.

Mr. Snyder asked Mr. Feorenzo perhaps property list wasn't sent due to City Manager of Hackensack passing. ED Feorenzo doesn't know who is running the City or who he would contact. ED Feorenzo asked Board members if they would

like to hold agreement until May's meeting. Mr. Zisa added it was his recommendation also. Commissioner Khoury also concurred with Mr. Zisa. Commissioner Dukes asked if Board waits, do they think City would move on because she would like City to see what HHA Board is demanding. Mr. Snyder answered it has to be approved by the Court and main entity is Fair Share Housing Center, so they've got to agree to it. HHA is main cog in their agreement to getting this settled in Court. Without HHA pulling out, they'd have to start all over again with their Planner and Mr. Snyder doesn't know where they'd go. Time is on HHA's side, because they're going to want HHA to be part of this. They cannot even submit it even for Court to approve it until HHA signs off on it. Commissioner Dukes said okay, let's wait until next meeting. Commissioner Khoury added relative to the Court date, he saw it did say Court Date of March 3rd. Obviously, that's been postponed or adjourned. Mr. Zisa said it's his understanding it's now some time in September.

Commissioner Khoury saw references where it referenced the project – 3.3 and in 4.1 it referenced the proposed project. He could not tell if that was the 50 units that HHA was giving them or the 60 units that City is giving HHA. Mr. Snyder added 4.1 would reference DiZenzo, which are 50 units HHA is giving them. Commissioner Khoury said 3.3 and 4.1 are both about DiZenzo and 50-units. Mr. Snyder answered yes, that's what they're including in their plan to get their credit from the Courts. 60 is really in their plan too because they're going to get credit for that also. That's why they have to do the Affordable Housing units. They're throwing HHA in as one of the entities that may be able to do it. He thinks that with HHA's agreement, it basically puts HHA in forefront. No, we're going to do it because we're guaranteeing financing.

ED Feorenzo asked Mr. Zisa to email Planner or whomever he's dealing with, that HHA will be reviewing this again before next meeting, just so they're aware of it. Mr. Zisa said yes. He doesn't believe they have list of properties right now. He will speak with City Attorney, but believes with City Manager gone, City is in chaos.

OLD, NEW, OTHER BUSINESS – nothing at this time

REMARKS OF CITIZENS – none present on Zoom.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (7)

Respectfully submitted,
Deborah L. Alvarez