

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

THURSDAY, JULY 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: 1 Chairman Anthony Stassi
2 Vice-Chairman Blanche Stuart
3 Commissioner May D'Arminio
4 Commissioner Marie Dukes
5 Commissioner ~~Anthony~~^{HANI} Khoury
6 Commissioner Gino Tessaro
7 Commissioner Sarquis Pico

Also Present:

Anthony Feorenzo, Executive Director
William F. Snyder, Consultant to the Board
Joseph Zisa, ESQ., Attorney to the Board
William Ketchen, CPA 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 this 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 – recited by all those on Zoom.

APPROVAL OF PREVIOUS MEETING MINUTES –

Motion to approve June 10th minutes made by Commissioner Khoury; 2nd by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (7)

RESOLUTIONS #2021-13 THROUGH AND INCLUDING #2021-15

1. RESOLUTION #2021-13 – INTRODUCTION OF FYE 9/30/22 BUDGET

INTRODUCTION OF FISCAL BUDGET ENDING AT 9/30/2022 & HUD BUDGET – William Ketchen, CPA

(Please note this portion of transcript is verbatim to the best of my ability during a thunder and lightning storm.)

MR. KETCHEN: Good afternoon, everybody. The first budget for consideration is the formal HUD budget. Although you're not required to formally prepare a budget now that you've converted to RAD and that you were not (inaudible) authority, financial regulations that we still follow with regard to the conversion still requires that a budget be considered by the Board.

The budget for the conversion of units is \$3,006,660 of revenue and expenditures in addition to \$2,360,950 of anticipated housing (inaudible) payments from the post-RAD conversion through the Edgewater Housing Authority. Expenditures are anticipated to be \$4,799,337 for a conservative budgeted surplus from operations of \$569,283 in the next year. So we anticipate a surplus next year conservatively of \$569,283 that's after consideration of funding to the reserve for repair and replacements as well as the interest and principle on the RAD (inaudible). That's because of HUD budget.

On the State side, the Resolution, which is if the Board so desires, authorizing Tony to sign it, send it down to the State of New Jersey for their review and comment and if they approve it, to adopt the budget at/or September 9th, 2021 meeting.

Revenue (inaudible) like this is \$5,368,620; Appropriations \$4,799,837. Additionally, projected capital expenditures \$250,000 to be funded from the Reserve that we pay (inaudible).

Any questions, comments? The only variances for discussion are: intergovernmental revenues will be lower because you no longer provide security for the Homeless Shelter. Appropriations proposed administrative salaries are higher because HUD (inaudible) is projected to be a full-time staff person and, again, security salaries have been eliminated at the Homeless Shelter, that's reduced the appropriation and the same amount that (inaudible).

Any questions/comments?

ED FEORENZO: Just want to interrupt real quick. Mr. Khoury just texted he lost power. Sorry, Bill.

So, Bill, in the short of this, we're going to have another nice surplus where we can pay down some more principle on the mortgage come January.

MR. KETCHEN: Correct.

ED FEORENZO: And Bill (Snyder) and I will sit down and go over that like we did last year. Last year we paid \$350,000 towards it. Does anyone have any questions? What do we do about Mr. Khoury?

(End of Mr. Ketchen's presentation.) (Problems with Zoom at this point. ED Feorenzo reaching out to Commissioner Khoury on telephone. Commissioner Stuart back in the meeting.)

There were no questions from Commissioners regarding the budget.

1. RESOLUTION #2021-13 – INTRODUCTION OF FYE 9/30/22 BUDGET

2. RESOLUTION #2021-14 – APPROVAL OF HUD BUDGET

Motion to approve Introduction of FYE 9/30/22 Budget and HUD Budget made by Commissioner Dukes; 2nd by Commissioner Stuart.

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

3. RESOLUTION #2021-15 – CONTRACT AWARD – PLUMBING & HVAC

HHA went out to bid; had plumber maintenance contract, but have incorporated HVAC. Contract awarded to Wickersham & Sons, 92 Fairmount Ave, Hackensack, N.J. 07601. Wickersham is current plumber and only one to bid – hourly rate stayed the same as prior 2 years. ED Feorenzo recommends Commissioners approve contract for 2 years.

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

VOTE: AYES/All Present Commissioners (7)

(Commissioner Khoury back on Zoom.) (Mr. Ketchen left the Zoom meeting.)

4. RESOLUTION #2021-15 – FAIR SHARE HOUSING

AGREEMENT WITH CITY OF HACKENSACK RE: AFFORDABLE HOUSING – RED LINE EDITS/CHANGES

Mr. Zisa has reviewed Agreement City of Hackensack sent; finds it to be acceptable from HHA side as far as City working with HHA. He suggests very strongly that Commissioners of HHA approve this. Mr. Zisa's reasons are:

We are Housing Authority of Hackensack; and he believes (his personal opinion) that although HHA is Federal organization, We are still part of Hackensack. Every Commissioner, except for Commissioner Khoury, has been appointed by the City. It is our obligation to help City in any way possible. When Mr. Zisa was City Attorney, it was a great relationship with HHA; keeps relationship going. City of Hackensack needs HHA's help in order to take care of that requirement in the case City had with State of New Jersey. If not, the entire City would be at risk; they are trying to help HHA and given HHA certain sites on numerous occasions and trying to work with HHA as best they can. Mr. Zisa strongly recommends HHA Commissioners approve this Resolution as a stand. Without approval will put the City in a very bad position with the Courts. City and/or HHA do not need that or legal fees and expenses going back to the Courts. There are no elections or political ties on this.

ED Feorenzo added 4 City-owned parking lots were listed: **Central & Railroad** – developer who was going to do it backed out and is still up in the air. **Parking Lot A – State & Mercer; Parking Lot S – State & Essex Street; Parking Lot U – State & Sussex (west side)**. Properties City owns and only used for parking.

Commissioner Dukes asked if City Manager could research and add properties to purchase for HHA. Mr. Zisa said perhaps in the future, but not now. Time is of the

essence of this. If we don't approve this now, it will not be in effect for the Court date.

ED Feorenzo asked Mr. Snyder if it doesn't say in Agreement City would assist us in purchasing property, if HHA located one. Mr. Snyder said several months ago HHA included a section that spoke about HHA developing an Affordable Housing Project. Final resolution to that was \$2.3, which it says City will work with HHA to develop 60 unit-project HHA talked to City about; also said it would support our Tax Credit Application, meaning that City is guaranteeing that they'll give a tax abatement on this property, because you can't support Tax Credit Application without that. City came back, gave us and they are supporting a project. In terms of sites, HHA can use any site. ED Feorenzo and I have been exploring sites also, and if any Board member knows of a site, owner can be contacted and try and negotiate with them in terms of acquiring site; does not have to be city-owned site. Working with HHA, if we used one of those sites, Mr. Snyder's argument would be is site has to be donated, would they agree to that, but that would be their support in terms of site, plus Affordable Housing Trust Fund money and then support of application to New Jersey Housing Mortgage Finance Agency, which would give HHA Tax Abatement on that property.

If you recall, HHA was annoyed that another developer seemed to be ahead of us in developing an Affordable Housing Project. One site, ED Feorenzo was speaking about – it seems developer backed out and not involved; thus HHA at top of list in terms of trying to develop these units.

Commissioner Stuart did not receive last pages of Agreement email. Mr. Snyder answered that was just the resolution approving the Agreement. ED Feorenzo sent Agreement out as separate email. Mr. Zisa stated HHA has to faith in City; they're not going to go back on what they said. Commissioner Stuart found correct email. Commissioner Dukes asked about 720 Main Street and property HHA would recommend when HHA sends packet – when we approve this or if everyone approves it today – that we send in packet, the property that's up for sale or rent – say HHA wants City to look into 720 Main Street as an option for building, which is large enough for a bigger unit. It is the old Quick Check location behind Wells Fargo. Mr. Zisa answered City Manager can look into that. ED Feorenzo said City would consider anything ED Feorenzo and Mr. Snyder suggest, but numbers have to work for it to be Affordable Housing, and be able to purchase property. Commissioner Dukes added City should have more than \$5 million based on developments they have done so far; supposed to have an Avalon \$2 million, which was 7-8 years ago. If this new development occurs, City should have double that; HHA should not let City say they don't have it. ED Feorenzo told Commissioner Dukes last time they spoke to City, City had (inaudible) in fund and still waiting to collect more. Commissioner Stuart said City has less than \$2 million as they paid attorney fees out of it for the Affordable Housing slush fund from developers.

Mr. Zisa said if this doesn't get approved, City will go back to court and attorneys will get more money. Commissioner Dukes said she wants a commitment from them and for City to say they only have \$2 million, they must prove why they only have that amount. Mr. Zisa doesn't know their litigation costs, but City Attorney is more expensive than when Mr. Zisa was City Attorney. Commissioner Dukes will look into it herself.

Commissioner Khoury has question re: Section 3.2 – 3 times it mentions "developer", but nowhere else does it mention "developer". Do we know who developer is, and what his reference is? No one knew the answer. It talk a bout administrative agent and then a developer, but no indication who or what that is or what they have to do with this agreement. Mr. Snyder said the advertising of that stuff is usually paid by an administrative agent they hire. Commissioner Dukes asked language be changed to (inaudible). (Interference from a Zoom connection.) ED Feorenzo asked if City is meeting with a developer as HHA is giving City the 50 units. Commissioner Khoury wonders that also, and Mr. Snyder concurred. Mr. Zisa concurs that Hackensack Housing Authority is the developer after reading it.

Commissioner Khoury asked: in 3.3 inclusions of affordable units in the City's Affordable Housing Plan – is that referencing these 50 units HHA is giving them or the 60 units HHA might get or all 110 units. Mr. Zisa answered: City needs these units, they're going to find units anyplace they can to comply with the law. There is no benefit to the City to not approve the Housing Authority. We are better achievers than most builders. Mr. Zisa said he's comfortable with this. He understands Commissioners Stuart and Dukes concern. Mr. Snyder thought Commissioner Khoury was speaking of the 50 units – a prior round obligation; that's how this works; the City's prior obligation was 50. If HHA builds to 60, that would go towards the current plans. Commissioner Khoury has no objection to approving this Agreement, but would say if HHA can send it back with notes to clarify "developer" issue and units in 3.3 – then no objection otherwise.

Motion to approve Agreement with City of Hackensack made by Commissioner Dukes; 2nd by Commissioner Khoury.

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

VOTE: AYES/All Present Commissioners (7)

PAYMENT OF CLAIMS

Motion to approve payment of claims for July 2021 made by Commissioner D'Arminio; 2nd by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (7)

MANAGEMENT REPORT

ED Feorenzo reported 2 trees came down at Kansas Street – they were removed. Hackensack Hospital – HHA posted flyers in family units this week: Friday evening from 4 PM-8PM vaccinations will be given at Hackensack High School Auditorium. It is Pfizer vaccine – just for family units.

WAITING LIST UPDATE:

764 Studios – 2 with 2 preferences/61 with 1 preference – (Elderly/Disabled)

890 – 1 bedroom – 2 with 2 preferences/317 with 1 preference

2 bedroom – Elderly/Disables – 204 on list – 1 with 2 preferences/61 with 2 preferences

Family Units

14 – 1 bedroom – 9 with 1 preference – did not move at all – 1 a year/maybe

82 – 2 bedroom – 30 with 1 preference

51 – 3 bedroom – 21 with 1 preference

9 -- 4 bedroom – 2 with 2 preferences/2 with 1 preference

There is very, rarely a 4-bedroom; once that starts to drop, ED Feorenzo will consult Board as to when to open up Waiting List for those. No questions or comments.

OLD BUSINESS

Commissioner Stuart inquired about tenant at 230 Central Avenue, what is update on that situation; it is disastrous. Mr. Zisa sent them a letter, going in again next week. DYFIS has not been around nor Child Services. Her car is registered to someone else. Three tickets have been issued to her. Next time she's parked there, car will be towed. HHA will continue to help her or get her removed. She's not taking care of her children. Children ruined one of the floors; it had to be painted. Mr. Zisa is sending letters and HHA is hoping to have it resolved, but not easy right now.

Commissioner Stuart noticed garbage in the area by the front area. ED Feorenzo explained it was just her children doing it. HHA is working on getting it resolved.

NEW BUSINESS – OTHER BUSINESS – nothing at this time

REMARKS OF CITIZENS – no citizens were in Waiting Room.

ADJOURNMENT

Motion to adjourn meeting made by Commissioner Stuart; 2nd by Commissioner Khoury.

VOTE: AYES/All Present Commissioners (7)

Very truly yours,

Deborah L. Alvarez
Secretary/Transcriber