

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

THURSDAY, SEPTEMBER 9, 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 Hani Khoury
Commissioner Gino Tessaro

Absent: Commissioner Blanche Stuart
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 Board

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 – July 2021 with a correction

Motion to correct Commissioner Khoury's first name; then approve minutes of July 2012 made by Commissioner Khoury; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (4) Absent: Stuart/Pico/Dukes*

RESOLUTIONS #2021-16 THROUGH AND INCLUDING #2021-17

1. RESOLUTION #2021-16 – ADOPTION OF FYE 9/30/22 BUDGET

Budget presented and everyone approved presentation of budget. This is vote to adopt budget using motion and roll call.

Motion to adopt Budget for 2021-2022 made by Commissioner Khoury; 2nd by Commissioner D'Arminio.

There were no comments.

| | | |
|-------------------|------------------------|-----|
| ROLL CALL: | CHAIRMAN STASSI | Yes |
| | COMMISSIONER D'ARMINIO | Yes |
| | COMMISSIONER KHOURY | Yes |
| | COMMISSIONER TESSARO | Yes |

Absent: Stuart/Pico/Dukes*

(AT THIS POINT IN THE MEETING, COMMISSIONER DUKES JOINED ON ZOOM.)

2. RESOLUTION #2021-17 – APPROVAL OF MISCELLANEOUS CONTRACTS

Professional Services:

(Mr. Ketchen left Zoom meeting at this point.)

1. ELEVATOR MAINTENANCE – Every 2 years contract awarded for maintenance – low bidder – Standard Elevator @\$73,334
2. GARBAGE REMOVAL – Pinto Services – 30-yard container – every time picked up @ \$495.00
3. EXTERMINATOR – Castle Termite & Pest Control @ \$1.05/per unit – no other bids, person HHA using for past 2 years
4. PAINTING SERVICE – UNICORN – using him for 4 years, least expensive around - \$365/studio -- \$455/1-bedroom -- \$585/2-bedrom -- \$685/3-bedroom and \$810/4-bedroom – not including spackling, which averages about \$150/unit up to \$200.
5. IT SERVICES – no one confirmed when ED Feorenzo did reference checks, but they are \$47/hour opposed from \$75/hour now. ED Feorenzo will try them out, as they are low bidder. If he has any issues and response time isn't adequate, he will be bring other person back – Mastech.
6. ACCOUNTING SERVICES – William Ketchen, CPA @ \$45,000
7. RISK MANAGER – Sirocco Group @6% annually. Mr. Snyder did scoring sheet. Two proposals received – Sirocco Group has been Risk Manager for several years. Whenever there is a storm, etc., Gail Wagner helps with claim. They've surveyed buildings, put time and effort into it. Mr. Snyder dealing with another Risk Manager and only collects fees – going with flood issue. Man doesn't deal with FEMA, NFPI insurance – Authority has to do it. Sirocco does it all. In his ratings on Risk Manager, familiarity with HHA, with programs – rated other one down by 10 points as compared to Sirocco. Their price was less, but in big scope of things, isn't based upon assessment – but (inaudible). This other company tries to get foot in the door to get out existing Risk Manager – they want to know last contractor's price so they can undercut it. Industry-wide, most Risk Managers are charging 6% -- the attempt here is to supplant current Risk Manager and charge 6% going forward once he has foot in door. Sirocco Group has been doing great job – we had a claim in past and Sirocco stepped right up; dealing with contractors, insurance companies, etc., and right down the street.
8. AUDITING – Policari was low -- \$7,915. Someone out of state was \$23-24,000.
9. LEGAL SERVICES – Joseph Zisa, Esq. - \$36,000. Another attorney bid, but did not give yearly price.

Motion to discuss resolutions made by Chairman Stassi; 2nd by Commissioner Khoury.

VOTE TAKEN INDIVIDUALLY ON EACH PROFESSIONAL SERVICE:

1. ELEVATOR MAINTENANCE – Motion to approve Standard Elevator made by Commissioner Khoury; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5) Absent: Stuart/Pico

2. GARBAGE REMOVAL – Pinto Services, Inc. – Motion to approve made by Commissioner D'Arminio; 2nd by Commissioner Khoury.

VOTE: AYES/All Present Commissioners (5) Absent: Stuart/Pico

3. EXTERMINATING SERVICES – Castle Termite & Pest Control – Motion to approve made by Chairman Stassi; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5) Absent: Stuart/Pico

4. PAINTING – Unicorn Building Services – Motion to approve made by Commissioner D'Arminio; 2nd by Commissioner Khoury.

VOTE: AYES/All Present Commissioners (5) Absent: Stuart/Pico

5. IT SERVICES – Gibson Technology – Motion to approve Commissioner D'Arminio; 2nd by Commissioner Khoury.

VOTE: AYES/All Present Commissioners (5) Absent: Stuart/Pico

6. RISK MANAGER – Sirocco Group – Motion to approve made by Chairman Stassi; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5) Absent: Stuart/Pico

7. AUDITING – Policari & Company – Motion to approve made by Commissioner D'Arminio; 2nd by Chairman Stassi.

VOTE: AYES/All Present Commissioners (5) Absent: Stuart/Pico

8. LEGAL SERVICES – Joseph Zisa, Esq. – Motion to approve made by Commissioner Khoury; 2nd by Chairman Stassi.

VOTE: AYES/All Present Commissioners (5) Absent: Stuart/Pico

9. ACCOUNTING SERVICES – William Ketchen, CPA – Motion to approve made by Commissioner Khoury; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5)

Absent: Stuart/Pico

CORRESPONDENCE

Disposition of a trailer which was purchased a few years ago. It was purchased to move a Bobcat around. Now it's driven in the street; trailer no longer needed. Before it becomes of non-value to HHA, advertisement done – paid \$2,100 three years ago. Bid received for \$1,058 for Jersey One Auto Sales.

PAYMENT OF CLAIMS

Motion to approve payment of claims for August & September made by Commissioner D'Arminio; 2nd by Chairman Stassi.

VOTE: AYES/All Present Commissioners (5)

Absent: Stuart/Pico

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo reported there was some water damage at Newman & Railroad near the tracks, went into basements. No substantial damage. HHA changed gas valves on boilers and hot water heaters – all working nicely. Men did great job pumping basements out. ED Feorenzo and Bill Snyder went to Passaic today to give Director there advice. There was 4-5 feet of water in all of their basements. Generator gone; boilers are gone. Cost will be over \$400,000-500,000 to maybe \$1 million worth of damage.

APARTMENTS: 3 to rent – 2 @ Kansas Street – 1 bedroom & 2 bedrooms. 1 @ 164 Beech – doing well getting apartments rented. Kudos to staff. Staff will come back full-time with tenants in office September 20th. There are a few staff members not vaccinated and will be wearing masks when in office. Everybody except 1 person has their own office. When they are in their office, they can shut door. Unvaccinated people have option if they want to wear a mask. HHA not mandating that anybody gets vaccinated. City isn't doing that either.

Rite-Aid is coordinating with Board of Health in Hackensack, giving flu shots this month. ED Feorenzo will notify all seniors in buildings so they can get their shots.

UPDATE ON WAITING LIST: Studios – 846 – 3 with 2 preferences/97 with at least 1 preference. 1-bedroom – 1,000 – 5 with 2 preferences/316 with 1 preference. 2-bedroom – 135 – 1 with 2 preferences/24 with 1 preference. Family units: 1-bedroom – 14 – 7 with 1 preference. 2-bedroom – 79 – 23 with 1 preference. 3-bedroom – 51 – 5 with 2 preferences 4-bedroom – 9 with 2 preferences. 1 & 2 do not move or the 4's too much. Once pandemic is over with – some transfers, but not many to transfer.

Re: Agreement with City of Hackensack/Fair Share Housing – they had miscalculated on Paragraph A and Mr. Zisa will explain what they did wrong and how they corrected it.

Mr. Zisa: On Paragraph 4 of their agreement, not ours, for Fair Housing, they listed 4 units, individual houses, that originally said they rehabilitated. He spoke to City and it isn't correct. Bergen County Housing rehabilitated those – it was corrected to show that it's not City, but Bergen County Home Improvement Program that fixed those units. Now it is correct.

ED Feorenzo: This agreement for Fair Share Housing and City has nothing to do with HHA. Just wanted the record to show that.

(There were no questions on ED Feorenzo's report or what was discussed.)

ED Feorenzo thanked Commissioner Stuart for bringing to his attention, the document with City of Hackensack. She called him last week; ED Feorenzo and Mr. Zisa got on it immediately, and it was taken care of.

Commissioner Dukes asked about policy regarding all dogs must be kept on leash at HHA, right? ED Feorenzo said yes, correct. Commissioner Dukes added a lady living in Unit 1 on Railroad Avenue near Atlantic Street; she has small black dog and Ms. Dukes has seen 2 times not on a leash. ED Feorenzo will speak with Carmine and Carmine will speak with her about keeping dog on leash.

League of Municipalities will take place this year and 4 Commissioners are allowed to attend. Mr. Tessaro wishes to attend – 3 more spots available. Meal allowance and \$70/night – they pay for your room. It is November 15-18. Commissioner Dukes indicated she would like to go and attend different classes – NJNAHRO Mr. Snyder said. Commissioner D'Arminio will let ED Feorenzo know. Commissioner Khoury said if work allows, he'd attend.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (5)

Absent: Pico/Stuart

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber