

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

THURSDAY, OCTOBER 14, 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 2:08 P.M.)

Executive Director Anthony Feorenzo called the meeting to order.

ROLL CALL

Present: Chairman Anthony Stassi
Commissioner Marie Dukes
Commissioner Hani Khoury
Commissioner Blanche Stuart
Commissioner Gino Tessaro*

Absent: Commissioner May D'Arminio
Commissioner Sarquis Pico

Also Present:
Anthony Feorenzo, Executive Director
William F. Snyder, Consultant to the Board
Joseph Zisa, ESQ., Attorney 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 – September 9, 2021

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

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

(Commissioner Tessaro left Zoom meeting at this point.)

RESOLUTION #2021-19 – APPROVAL OF COMPUTER HARDWARE & SOFTWARE MAINTENANCE CONTRACT

Last meeting contract awarded to Gibson to maintain HHA computers if there is an issue. Staff brought to attention of ED Ferraro there were more items that need to be taken into consideration for this RFP. Documents sent to all Commissioners we listed 23 items that have to be addressed instead of just one hourly rate. Letter sent to Gibson saying we were withdrawing and rebidding; sent RFP to him. Gibson came back this past Tuesday with his bid and another bid received. Mr. Snyder went over RFP with ED Feorenzo. ED Feorenzo requested Mr. Zisa be with him when bids were opened and another employee as a witness. Mr. Zisa agreed.

Bids came back with Mastech, currently doing our computers now, at \$2,236/month with an annual bid of \$26,832. Other bidder/Gibson – came back at \$3,285/month with annual bid of \$39,429. ED Feorenzo requesting Resolution 2021-19 be approved and award contract to Mastech, LLC.

Motion to approve Mastech, LLC as computer & software maintenance company made by Commissioner Stuart; second by Chairman Stassi.

VOTE: AYES/All Present Commissioners (4) Absent: D'Arminio/Pico/Tessaro

CORRESPONDENCE – part of RFP bid

PAYMENT OF CLAIMS

Motion to approve payment of claims for October 2021 made by Chairman Stassi; 2nd by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (4)

Absent: D'Arminio/Pico/Tessaro

MANAGEMENT REPORT & UNFINISHED BUSINESS

Good news: Between Commissioner Stuart and New Hope Baptist Church, Hackensack, on Thursdays Commissioner Stuart arranged to have 100 meals delivered to 65 First Street for next five months every Thursday between 5:30 to 7:30 PM for seniors. Two weeks in a row are already done. First week all seniors came down; ED Feorenzo met Dave here; paying Dave 2 hours overtime every Thursday to do this. All meals went out. Last week perhaps 20 came down; Dave and another tenant went door-to-door handing out meals to all tenants. This week tenants were reminded that there will be meals again. Some took 2 meals for two different evenings. ED Feorenzo thanked Commissioner Stuart and whoever else donated meals; seniors are very appreciative. Meal consisted of chicken, fresh vegetables too. Commissioner Stuart added someone else took 100 down to Kansas Street and another person took them over to 164 and 175, and they are given out. Basically, all senior buildings now are receiving meals. ED Feorenzo received phone call from Pastor of New Hope Baptist Church, they came last Sunday to Kansas Street and Carmine helped from 5:30-7:30 PM; doing the same thing for next few months. This Sunday we will go to 164 Beech and 175; each Sunday buildings will be rotated until program is no longer available. Seniors are very happy and meals are very good. Commissioner Stuart said most are from restaurants in Ridgewood. HHA has money in budget to pay men overtime to help out with this. All Commissioners thanked Commissioner Stuart.

MEETING SCHEDULES: We are still doing remote via Zoom. This virus could be more contagious when it gets colder. Meeting schedule will be set up in December and send to Start Ledger and bring to City Hall. Question is: do we continue 2 PM January, February, March and then take a look – do we go back to regular meetings or keep 2 PM for 5 more months. Asking for input from entire Board. Mr. Zisa said keep at 2 PM, easy for everyone. Commissioner Khoury concurred. ED Feorenzo worried about variant getting worse; Mr. Zisa and Commissioner Khoury agreed. No meeting in November. Commissioners Stuart and Dukes agreed also.

(Commissioner Tessaro joined Zoom meeting again at this point: 2:20 PM)

CORRESPONDENCE

ED Feorenzo received phone call from a tenant; then Mr. Zisa became involved. Mr. Zisa: We believe, a woman was allowing people to live in her apartment for extended periods of time. Also left her laundry in laundry room for days at a time. Letter sent out putting her on notice of this; also speaking to her on telephone. First thing said was HHA discriminating against her. She wants to go to HUD, possible law suit against me (Mr. Zisa) since he sent the letter and ED Feorenzo as he's

Executive Director. I have instructed all Commissioners not to speak to that person if she contacts you; all has to go through Mr. Zisa. Says our building people harassing her. ED Feorenzo and I have met with them, instructed those building people not to speak to her and everything goes through me – wanting to protect Commissioners and Housing Authority personnel. Just tell her my attorney has told me not to speak with you. If there is a problem in her apartment, that's a different story. ED Feorenzo instructed maintenance staff, if there's an issue in her apartment – an emergency at night, they are to go with 2 people into apartment; do not go into apartment alone. Mr. Zisa: She is going to be a problem; I did not try to evict her, but give her a warning and it clearly shows me that this is a problem waiting to happen. There is nothing there, but she is a loose cannon and I want to protect my Commissioners. Do not speak with her and she has to have her attorney contact Mr. Zisa.

ED Feorenzo: I received a call from tenant next door – 3:00 AM radio was blasting and neighbor smelled marijuana coming from apartment. Nothing I can do, call police and that's how I instruct each tenant. They're afraid to call police, but can call anonymously. ED Feorenzo asked Mr. Snyder: As HHA is under HUD and marijuana now legal, isn't it illegal to smoke it on the property or in an apartment? Mr. Snyder: It's the same status as cigarettes. ED Feorenzo was there today and tenant's sister smoking marijuana on our property; neighbor called and I said call the police. Police didn't show up in time, I ran down there, but sister was gone. We will take it day by day and hope tenant starts abiding by our rules and regulations, not wanting to evict anybody. Commissioner Dukes asked if HHA could order signs expressly stating that no smoking of cigarettes or marijuana, even though both legal. Mr. Zisa agreed that if HHA gets signs stating no smoking of any substance – marijuana or cigarettes – on the premises that makes his life easier. Commissioner Dukes: Makes signs that say exterior, common area, parking lot, grounds and elevators. All Commissioners and Mr. Zisa agreed with Commissioner Dukes. ED Feorenzo will have them made up putting by each elevator, each door in building, side where it's resident parking only.

ATLANTIC CITY IN NOVEMBER – Commissioners Dukes, Stuart and Tessaro are going to planned event for 3 days.

REMARKS OF CITIZENS – nothing at this time

ADJOURNMENT

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

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

Respectfully submitted, Deborah L. Alvarez