

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

THURSDAY, DECEMBER 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 2:07 P.M.)

Executive Director Anthony Feorenzo called the meeting to order.

ROLL CALL

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

Absent: Commissioner Marie Dukes

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

ANNUAL REORGANIZATION

Commissioner Stuart nominated Anthony Stassi for Chairman; 2nd by Commissioner D'Arminio. There were no other nominations.

VOTE: AYES/All Present Commissioners (6) Absent: Dukes

Motion by Chairman Stassi to nominate Blanche Stuart for Vice-Chairman; 2nd by Commissioner Khoury. There were no other nominations.

VOTE: AYES/All Present Commissioners (6) Absent: Dukes

APPROVAL OF PREVIOUS MINUTES – OCTOBER 14, 2021

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

VOTE: AYES/All Present Commissioners (6) Absent: Dukes

RESOLUTIONS #2021-20 THROUGH & INCLUDING #2021-23

1. RESOLUTION 2021-20 - BY-LAW AMENDMENT

There are just basic By-Law Amendment changes: Article III, Section 1 – Annual Meetings – Annual meeting of the Authority shall be held in the month of December on the date and time approved in the Annual Meeting Notice.

#2 – Article III, Section 2 – Regular meetings shall convene on the second Thursday of each month at the time as approved in the Annual Meeting Notice unless same shall be legal holiday, in which event said meeting shall be held on the next succeeding Thursday.

#3 – Article III, Section 5 – Order of Business. At the regular meeting of the Authority, the following shall be in the Order of Business, and that's what we have.

In order to do By-Law change, we have to notify everybody by 7 days and need minimum of 5 votes to pass an Amendment to the By-Laws.

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

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

2. RESOLUTION #2021-21 – APPOINTMENT OF JIF COMMISSIONER

ED Feorenzo is on Board of Commissioners of JIF. Mr. Snyder explained: Commissioner is person that you appoint who is really HHA representative and liaison between Joint Insurance Funds and Housing Authority. If there are any claims, any issues, billing goes through him. In addition to being that liaison – usually it's just ceremonial – but in ED Feorenzo's case, he's on the Executive Board, so he attends monthly meetings; brings back information to Commissioners. JIF meets on monthly basis, being done by Zoom.

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

ED Feorenzo told Commissioners he's happy to be on Executive Board, giving much knowledge and insight on how JIF works and have some say on how claims are paid. Thank you to Mr. Snyder for getting him on that Board. Commissioners on this Board do receive \$150/every meeting attended. Check is not written to ED Feorenzo; he has it written to HHA so it goes into HHA account. \$150 x 9 - \$1,350 goes into Operating Account. Commissioner Stuart asked why ED Feorenzo doesn't keep check for himself. Mr. Snyder answered ED Feorenzo is very "by the book" and his feeling is he's attending meetings on Housing Authority time; never wants anyone to question that his time with HHA, he's going to a meeting and getting paid additional. He's one of a few people that doesn't take the money personally. A credit to him that he's so ethical and looks at it that way.

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

3. RESOLUTION #2021-22 – APPROVAL OF 2022 ANNUAL MEETING NOTICE

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

Commissioner Khoury asked why January and March are not on 2nd Thursday of month. Why not, when we just said all meetings on 2nd Thursday of month. ED Feorenzo: they can be changed if we have conflicts. He likes to be at meetings and has something to do one day, so it was changed. Mr. Snyder had another conflict; rather that he be here.

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

4. RESOLUTION #2021-23 – APPROVAL OF 2021 RENT WRITE-OFFS

List of names emailed late today to Commissioners; last year was \$62,000 in write-offs – tenants who passed away or moved out without paying. This year \$7,673 to

write-off. We have people still living with us that do owe us money, but did great prior to people moving out.

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

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

CORRESPONDENCE – nothing at this time

PAYMENT OF CLAIMS – NOVEMBER AND DECEMBER 2021

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

Commissioner Stuart: City of Hackensack PILOT for \$205,000, what is that. ED Feorenzo: payment in lieu of taxes, which is paid end of each year; a percentage of HHA rents, by formula, Federal Taxes.

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

MANAGEMENT REPORT & UNFINISHED BUSINESS

POLICE REPORT: No arrests; 17 medical calls; 4 disturbing peace calls. One officer, Mr. Abru (ph) has been consistent with HHA – there 5-6 days a week. Another Class 2, Mr. Kohler (ph) is there with Mr. Rivera, who fill in, but Mr. Abru has been there entire month, keeping him with HHA so he's most familiar with tenants and properties – 6 PM to 2 AM.

Commissioner Stuart doing great job getting meals. Dave Vantine (ph) picks them up. Tenants told every Thursday @ 65 First, but don't comprehend. Dave did go around knocking on doors to get meals out. Now making it a practice to send letter out every Wednesday to come to 65 First Street. On Sundays, Carmine is picking up meals, delivering them to alternating senior buildings. Last week was 65 First Street; this week 60 Kansas Street. Letter out to Kansas Street on Wednesday to all tenants, so our men don't have to go door-to-door to hand out meals. Very receptive; tenants happy. Commissioner Stuart thinks Grant runs out 3rd week in January, but might begin again in March.

BUDGET: Accountant came in, budget done. Numbers came in with Reserve this year about \$1.2 million to be put in Reserve Fund. Reserve Fund will be about \$6.5 million, exact figure next meeting. We are physically sound, doing extremely well financially; taking another \$375,000-\$400,000 to pay down our mortgage @ Mariner's Bank, to be mortgage free within next five years. Mariner's Bank merged with Spencer Bank – and they are taking over the name. Have meeting with President of Bank on 21st of December.

WAITING LIST: Seniors or Disabled Building: 906 applicants for studios with 2 applicants have 2 points – 96 have 1 point.

1 bedroom – 1872 – 3 applicants with 2 points – 313 with 1 point.

2 bedroom Senior Disabled – 118 applicants – 1 with 2 points; 25 with 1 point

Family units: 13 applicants for 1 bedroom – 0 applicants with 2 points – 6 applicants with 1 point

2 bedrooms – 2 applicants – 0 with 2 points – 20 with 1 point

3 bedroom – 37 applicants – 4 with 2 points – 1 with 13 points

4 bedroom – 7 applicants – 2 with 2 points – 1 with 1 point

OLD – NEW – OTHER – nothing at this time

REMARKS FROM CITIZENS – no one on Zoom with meeting

Chairman Stassi wished everyone a Happy Holiday. Commissioner D'Arminio 2nd that. All other Commissioners said the same. ED Feorenzo spoke about postponing dinner with Commissioners until Spring. All concurred.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber