

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

THURSDAY, JANUARY 5, 2022

(This is condensed version of taped minutes of Regularly Scheduled Monthly Meeting of Hackensack Housing Authority commencing at 2:00 P.M. via Zoom)

Executive Director Anthony Feorenzo called the meeting to order.

ROLL CALL

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

Also Present:

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

Absent: Commissioner May D'Arminio

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 12/9/2021. The Authority welcomes comments from the public, which will be addressed from the Remarks of Citizens on the Agenda. Members of the public shall be free to speak on any subject on or off the Agenda, as in the case or in person meetings, all speakers will be limited to five minutes. Members of the public shall be muted until Public Discussion at which time they may speak and ask to be recognized. Please do not speak out of turn or disrupt the meeting. Disruptive

conduct includes sustained inappropriate behavior such as, but not limited to, shouting, interruption, use of profanity.

FLAG SALUTE

APPROVAL OF PREVIOUS MEETING MINUTES – December 9, 2021

Motion to approve previous minutes made by Commissioner Stuart; 2nd by Commissioner Tessaro.

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

FYI: ED Feorenzo congratulated Commissioner Dukes on her reappointment as Commissioner to Hackensack Housing Authority for another period of 5 years.

RESOLUTIONS #2022-1 through #2022-6

1. RESOLUTION #2022-1 – CASH MANAGEMENT PLAN

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

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

2. RESOLUTION #2022-2 – APPROVAL OF INDEMNIFICATION – CIVIL

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

VOTE: AYES/All Present Commissioners (6) Absent: D'Arminio

Mr. Zisa gave a brief explanation regard if there was to ever be a civil law suit against the Commissioners.

3. RESOLUTION #2022-3 – APPROVAL OF INDEMNIFICATION – CRIMINAL

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

VOTE: AYES/All Present Commissioners (6) Absent: D'Arminio

4. RESOLUTION #2022-4 – APPROVAL OF 2017 CAPITAL FUND PROGRAM & ATC CLOSE OUT

This is annual close out, which Mr. Katchen will explain in further detail.

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

on compliance for government auditing standards are unmodified, which is highest level of (inaudible). HHA ended year with excess of revenue over expenses of over \$950,000. That number reduced by advanced payments of loan of 400, transfers to reserve for repairs/replacements – HHA resulted in excess of revenue over expenses after those non-expense transfers of about half million dollars. HHA has continually built up surpluses; after Board considers audit, then it would be recommendation of ED Feorenzo and me that you again make another payment on mortgage to accelerate pay down of HHA debt.

(There were no questions for Mr. Katchen.)

Discussion about Commissioners signing the audit; last year they signed individually and it wasn't notarized. Problem exists again this year due to COVID. If State of N.J. "kicks back", then arrangements would be made for Mr. Zisa and Mr. Katchen to be in office with Commissioners for notarization. Mr. Zisa said if signatures are seen on-line, that could be valid. ED Feorenzo: All Commissioners have their paper for notarization; please sign and email back to him. Commissioner Khoury will have his notarized at his office.

(At this point in the meeting, several Commissioners turned camera to the paper to be signed; signed on camera for Mr. Zisa to witness – Commissioner Stuart, Commissioner Pico, Commissioner Dukes complied. Hard copy to be sent to ED Feorenzo. Commissioner Tessaro didn't have his copy with him.)

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

PAYMENT OF CLAIMS FOR JANUARY

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

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

MANAGEMENT REPORT – ED FEORENZO

Part of report was regarding close-out to HUD. As of yesterday, office staff was on alternating days, as full staff not needed at this time. One day there will be 3; next day 4 girls – don't want to shutdown entire office – this will be 2-3 weeks.

There is no OLD BUSINESS, NEW BUSINESS, and no REMARKS FROM CITIZENS.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber