

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

THURSDAY, MARCH 3, 2022

(A condensed version of taped minutes of Regularly Scheduled Monthly Meeting of Hackensack Housing Authority commencing at 2:10 P.M.)

Executive Director Anthony Feorenzo called the meeting to order.

ROLL CALL

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

Also Present:

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

Absent: Commissioner Marie Dukes

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 12/9/21.

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 the 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.

ED Feorenzo: Basically, same as joining other consortium. Mr. Zisa gave ED Feorenzo gave permission for emergency portable generator; already purchased.

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

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

.3. RESOLUTION #2022-10 – CONTRACT AWARD – CHUTE CLEANING

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

ED Feorenzo: Every 6 months 5 building with compactor chutes are cleaned from top floor down to first floor, where garbage puts in compactor and garbage is emptied. They are cleaned every 6 months; preventive maintenance done to them. Quotes received every year for this. Now we put it out to bid for 2 years; company who has been doing it, always lowest bidder is CHUTES PLUS; doing a great job; came with same numbers we've been paying; no one bids against them. Six months cleaning helps prevent roaches from going in; we do spray chutes for roaches; power washing it, keep clean and sanitary.

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

4. RESOLUTION #2022-12 – EMERGENCY PURCHASE DECLARATION

ED Feorenzo: 164 Beech property, there is a holding tank, which blew on Saturday. Building was without hot water. Manhattan Welding was called; they assessed the situation; holding tank is shot and cannot be used. Parts were ordered/ordered 2 holding tanks through them for an emergency repair. It was in stock, as it is hard to get. Hot water up and running around Tuesday 9 A.M. for tenants. Resolution needed although it was an emergency repair. Mr. Zisa okayed, but wants for record, if we were to get audited.

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

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

5. RESOLUTION #2022-11 – PUBLIC HOUSING FINAL CLOSE-OUT

ED Feorenzo: This is resolution needed to send to HUD for HHA final close out getting out of Public Housing and going into RAD. When resolution approved, Mr. Zisa will give HHA his Opinion Letter; send to HUD in D.C.; which could take a few months. HHA officially out of public housing, just need to close out and finalize it. Last month Mr. Katchen and Mr. Snyder said HUD changed rules; HHA received new guidelines last year.

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

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

PAYMENT OF CLAIMS – MARCH

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

Commissioner Stuart noted she did not have a list of Payment of Claims for this meeting. Her packet wasn't received in the mail, but in email she received, the list was not attached.

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

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo: Police Report: There were 16 medical calls this month; no criminal activities – no drugs, no arrests on property; no complaints.

65 First Street – everyone aware of hot water boiler that blew. In joining the co-op, everything will be sent to co-op tomorrow and get State approval next week to get permanent fix for this. Instead of having (inaudible due to train whistle) HHA will have more updated system – 2 boilers with 2 holding tanks in case one goes out/high efficiency and we'd still have hot water. Boiler now at 65 First Street was put in 20 years ago; 1 big boiler repaired a few times. Quicker it is done, the more money HHA will save - \$2,000/week plus fuel – fuel averaging \$200/week as it does not run continuously. It is filled up every 3rd day. Only thing boiler does is run hot water. 65 First Street is electric tea tack (ph.) heaters, no hot water boiler heaters there.

164 Beech Street – holding tank is 500 gallons, been repaired a few times in past. 2 big cracks cannot be repaired; it was drained. We already had the fix. ED Feorenzo took two 100 gallon holding tanks, put them next to boilers, and so if one goes down, there is still another tank. They all have close-off valves, so 1 boiler can be isolated if it goes down.

Waiting List Report – update next month. Possibility that in May/June it might be opened just for 4-bedroom family units; better grip on it next month.

ED Feorenzo thanked Commissioners for allowing him to move forward in joining co-op and getting 65 First Street emergency boiler up and running – all said just get it done.

OLD BUSINESS

Commissioner Stuart asked about Fair Share Housing Agreement – there is a court hearing at end of March. ED Feorenzo has heard nothing yet and waiting to hear from City.

NEW BUSINESS

Commissioner Stuart reported Access Community Development has been delivering meals to seniors; getting ready to go into another portion of a grant, but limited to 50 people per unit. Is it possible to get names so that they can be provided to County when food is being delivered? ED Feorenzo will send out flyers to seniors, but half will not respond, but will try. 164 Beech and 175 W. Railroad have 60 and 48 units, but not fair to Kansas Street and 65 First Street. I will put flyer out to people. Commissioner Stuart: Initially, 150 to Kansas Street and 75 to 65 First, 50 to Railroad/Beech. ED Feorenzo: Tenants did not come down, sometimes doors were knocked on. Can HHA put flyers out that there will be meals – first come/first serve at whatever time it's going to be. Dave and Carmine will probably have to knock on doors to get rid of 50 meals. Commissioner Stuart will get back to ED Feorenzo.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (6)

Absent: Dukes

Meeting ended at 2:27 P.M.

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber