

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

THURSDAY, SEPTEMBER 8, 2022

(CONDENSED VERSION OF TAPED MINUTES – REGULARLY SCHEDULED
MONTHLY MEETING – VIA ZOOM COMMENCING AT 2:04 P.M.)

Executive Director Anthony Feorenzo called meeting to order.

ROLL CALL

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

Also Present:

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

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.

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 – led by Chairman Stassi

APPROVAL OF PREVIOUS MEETING MINUTES – JULY 14, 2022

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

VOTE: AYES/All Present Commissioners (7)

RESOLUTIONS #2022-18 THROUGH #2022-24

(With approval of Mr. Zisa, Esq. Resolutions #2022-18 through #2022-24 voted on and approved all at once.)

1. RESOLUTION #2022-18 – ADOPTION OF FYE BUDGET 9/30/23 NEW JERSEY

At July Commissioner's meeting, N.J. budget was presented; now it is adopted. State of N.J. sent ED Feorenzo the approval.

2. RESOLUTION #2022-19 – APPROVAL OF LEGAL SERVICES CONTRACT

There were 2 legal services bids sent; one did not include monthly fee. Joseph Zisa, Esq. will be awarded contract. HHA/ED Feorenzo has the right to extend for a second year.

3. RESOLUTION #2022-20 – APPROVAL OF CONTRACT FOR ACCOUNTING SERVICES

This is annual contract with option of 2nd year, which will be in RFP for next year.

4. RESOLUTION #2022-21 – APPROVAL OF CONTRACT FOR AUDITING SERVICES

Legally HHA has to be audited every year.

5. RESOLUTION #2022-22 – APPROVAL OF CONTRACT FOR SOCIAL SERVICE PROGRAMS

This is the building down by Boys & Girls Club; they are paid to run that program. There was only one bidder. This is a two-year contract.

6. RESOLUTION #2022-23 – APPROVAL OF CONTRACT FOR SPRINKLER SYSTEM

Contract for 2 years for annual sprinkler inspection – every year sprinklers must be inspected by a Certified Sprinkler Inspector for the State of N.J. and City of Hackensack.

7. RESOLUTION #2022-24 – APPROVAL OF CONTRACT FOR CUSTODIAL SERVICES

UNIFORM was low bidder again. This is a two-year contract.

Motion to approve Resolutions #2022-18 through and including Resolution #2022-23 made by Commissioner Stuart; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (7)

There were no questions or comments regarding the above Resolutions.

CORRESPONDENCE – nothing at this time

PAYMENT OF CLAIMS – August & September 2022

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

VOTE: AYES/All Present Commissioners (7)

Commissioner Khoury asked about Castle Termite & Pest Control, the unpaid bills for them? ED FEORENZO: There is a 2-year contract with them. They are slow on sending bills to HHA; 5 phone calls placed during the year asking for bills once a month. They only submit bills every 4-5 months; they do a great job, but are asked to submit paperwork sooner.

Commissioner Khoury asked about Mastek (ph.) IT Company. ED FEORENZO: They are IT Company for HHA.

MANAGEMENT REPORT & UNFINISHED BUSINESS

HHA received scholarship check for a student at 230 Central Avenue today for \$2,000, paid out to her name to use for whatever she needs for school. As long as she continues with 2.5 GPA for next year, she will receive \$2,000 again – for four school years. New Jersey NARUC gave out 8 scholarships ranging from \$2,000 to \$2,500 for 4 years.

There was a meeting yesterday; elevator permit is ready to be issued from Building Department. End of October equipment for elevator at 65 First Street will be coming in; construction will start first week in November.

Maintenance man Catalino being with HHA 16-17 years is away on vacation now; and will retire in February. Mark, a part-time worker, had a bit of physical setback, but letter received from his doctor last week; he is cleared to come back to work September 12th. Mark is a Hackensack resident and great worker; once Catalino leaves end of November - beginning of December, Mark will get full-time position.

230 Central – playground surface is all ripped up. 3-4 weeks ago field turf ordered, like we installed at Boys & Girls Club. HHA purchased through co-op we are in - \$22,000 – 3 different quotes and will be received within next week or two.

WAITING LIST – it was opened for 1 week. 1,613 APPLICANTS in 1 week

Only ones being checked now and sending letters to are the people with 2 references – if not, they're lower on the list.

403	1 bedroom
693	2 bedroom
407	3 bedroom
110	4 bedroom

1 unit for rent @ 60 Kansas – every unit fully occupied

After those with 2 preferences are verified; then 1 preference will be next.

ELDERLY/DISABLED BUILDING – 2 preferences go to top of list

915 - studios	343 – 1 bedroom	318 – 2 bedroom
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Mr. Zisa will be going to Court this week filing for tenancy action as well as special action for money. Courts are reluctant to throw people out because it's a housing authority, but going after the money as well, giving HHA leverage in the Courts – filing 2 complaints – 1 for money and 1 for possession on each tenant. There are between 45 and 60 in that building because when government said you don't have to pay rent, they just didn't pay rent. They should have sent money to City, not to tenants. Some tenants got more money when they lost their jobs; got Unemployment plus \$100/week. ED FEORENZO: 10-11 that HHA is owed a lot of money and just don't want to pay. They were all called; some said

we will never get thrown out; don't care. Some are throwing in our face that HHA cannot do anything. There are two nuisance tenants at 230 Central; have not paid anything since they've moved in. COMMISSIONER DUKES: Is it possible those 2 tenants -- can the problems be noted in Court document? MR. ZISA: There is a KISS theory – **Keep It Simple Stupid**. Rather than putting too much into the complaints, I'm going after their money. I know they don't have the money; that money complaints will give me power over them. Once 1-2 are in Court; everyone else will fall in line; not wanting to get thrown out. COMMISSIONER KHOURY: People, who aren't yet getting noticed, will get in line before Mr. Zisa's files.

COMMISSIONER STUART: How are you allowed to receive DCA money? A few people approached her who didn't know if they would receive money; and still haven't received the money. She suggested they call their State Senator. MR. SNYDER: County requires that when you're evicting someone for non-payment, that they provide a certification that they have applied for Emergency Rental Assistance Program through DCA; but in other counties they are. COMMISSIONER STUART: It's not County Emergency Rental Assistance Program; but State Rental Assistance that is not sending the money. MR. SNYDER: They send something to Housing Authority; tenant tells them what they're in default on; Housing Authority fills out certifying numbers are accurate. HHA did not get any. ED FEORENZO: Some came from the County; we filled out the documents properly, but people on the list – no documents from them – meaning they didn't apply.

OLD BUSINESS – nothing at this time

NEW BUSINESS

ED Feorenzo met with Cablevision; trying to do remote and Zoom meeting at same time up in Penthouse. Cablevision came out 3 times; and keep rescheduling to run internet service; hoping to have in another week or 2. If not done in October, we'll do in-person just for Commissioners and Zoom. When it is completed, I still want to do Zoom for Commissioners who cannot make it. Is that okay with everyone? Commissioners answered yes.

OTHER BUSINESS – nothing at this time

ADJOURNMENT – Motion made & 2nd for adjournment.

VOTE: AYES/All Commissioners (7)