

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

THURSDAY, DECEMBER 8, 2022

**(A condensed version of taped minutes of Regularly Scheduled Monthly Meeting of Hackensack Housing Authority commencing at 2:03 P.M.)**

Executive Director Anthony Feorenzo called the meeting to order.

**ROLL CALL**

Present: Chairman Anthony Stassi  
Commissioner Blanche Stuart  
Commissioner May D'Arminio  
Commissioner Marie Dukes\*  
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 Hani Khoury

**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**

## **ANNUAL REORGANIZATION (ELECTION OF OFFICERS)**

Commissioner Stuart nominated Anthony Stassi for Chairman; 2<sup>nd</sup> by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5)      Excused: Dukes\*/Khoury

Chairman Stassi nominated Blanche Stuart for Vice-Chairman; no 2<sup>nd</sup> needed.

VOTE: AYES/All Present Commissioners (5)      Excused: Dukes\*/Khoury

## **APPROVAL OF PREVIOUS MEETING MINUTES – October 13, 2022**

Motion to approve minutes of October 13, 2022 made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5)      Excused: Dukes\*/Khoury

## **RESOLUTIONS #2022-24 THROUGH #2022-26**

### **1. #2022-24 – APPROVAL OF 2023 ANNUAL MEETING NOTICE**

Meetings will be in person and virtual @ 2:00 P.M. on top floor of 65 First Street – all on 2<sup>nd</sup> Thursday of the month except for August and November.

Motion to approve Annual Meeting dates for 2023 made by Commissioner D'Arminio; 2<sup>nd</sup> by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (5)      Excused: Dukes\*/Khoury

### **2. #2022-25 – APPOINTMENT OF JIF COMMISSIONER**

ED Feorenzo is a Commissioner of JIF and was appointed by Hackensack Housing Authority Commissioners to represent HHA last year. MR. SNYDER: JIF has an Executive Board and ED Feorenzo was appointed to that Executive Board. It is necessary every year to re-authorize his appointment as JIF Commissioner so he can stay on Executive Board.

Motion to approve made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (5)      Excused: Dukes\*/Khoury

### **3. #2022-26 – APPROVAL TO WRITE-OFF RENTS – FYE 9/30/2022**

Motion to approve write-off of rents made by Chairman Stassi; 2<sup>nd</sup> by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (95)      Excused: Dukes\*/Khoury

**CORRESPONDENCE – none at this time**

**PAYMENT OF CLAIMS – NOVEMBER & DECEMBER 2022**

Motion to approve made by Commissioner D'Arminio; 2<sup>nd</sup> by Chairman Stassi.

PILOT is for City of Hackensack, which is in lieu of taxes, paid every year. PILOT – Payment in Lieu of Taxes.

VOTE: AYES/All Present Commissioners (5)

Excused: Dukes\*Khoury

(Commissioner Dukes joined Zoom meeting – 2:15 P.M.)

**MANAGEMENT REPORT & UNFINISHED BUSINESS**

There was no police activity for months of November/December; there were a few medical calls. No warrants or arrests.

ED Feorenzo and Mr. Snyder met with Columbia Bank people today regarding purchase of Treasury Bonds, which are between 4 – 4-1/4% at this time. HHA allowed to purchase these bonds. A meeting forthcoming with Kearney Bank also. It is required that bank has a department allowed to purchase Treasury Bonds. Columbia does have an agent for that; we will check with HHA's accountant. We are looking into depositing \$3 million for a year @ 4% - \$120,000 interest. I'll update Commissioners in January after meeting with Kearney Bank. Mr. Snyder noted T-Bills are secure.

Since parking stickers handed out at Newman & Railroad, no issues have occurred. Two people voluntarily moved out after we went to Court. Attorney made agreement if they left; didn't have to evict them; wrote money off that they owed. Apartments were 69B-1 – 2 bedroom and 4062 – 1 bedroom. Tenant – 46C3 – 4 bedroom that moved out on their own. Very nice email received from this tenant – mentioned all in Occupancy Department: Apt. C3 – "I want to thank you for providing me and my children a safe, secure and comfortable home. Thank you for your kindness, professionalism and understanding of all my needs over the past 16 years. Jamie Cibola, thank you so much for being so professional and kind. Nisha Spray, you have no idea how much I appreciate all the patience you had with me in all these past years. Thank you so much. Roseanna, professional and always helpful with any questions or concerns I had. Allya Silver, so sweet, professional, really patient. Carmine Latino, Defran Zagney and all of the maintenance service, thank you so much for always keeping my apartment safe. Thank you for your service. All of the people that work there and for the ones that no longer work there, thank you very much for the respect, tolerance and kindness with the people like me and just thank you very much for a safe environment." ANDREA JULIO

HHA will tentatively start 2 elevators December 15<sup>th</sup> – everything here except 2 motors, which will be here next week. They will be put on the roof and begin rehab 2 elevators taking approximately 6-7 weeks to do each one. One is down now, which will be fixed and then the other one when first one is running.

Tenant from 175 called Board of Health; flood with a pipe that broke. It was fixed, tenant unhappy and said there is mold in hallway; made big stink. Board of Health came out, inspected building. Inspector told me they couldn't believe how nice building looks – only issue was 2 wet ceiling tiles, which we have changed; that all happened last week. Case closed.

**OLD BUSINESS – nothing at this time**

**NEW BUSINESS – nothing at this time**

**OTHER BUSINESS**

Commissioner Stuart had tenants approach her about activities like when Marcella was here: trips, activities at units, classes. ED Feorenzo: Some were done with nurse after Marcella retired – outside people came in, but only 3-4 people would sign up; people said it wasn't worth it for them to visit HHA. With COVID and flu season, perhaps in Spring something could be planned with nurse. We did surveys, but when we schedule things, no one shows up. We can try again. Mr. Zisa added since COVID is still around and you fill a bus with people, you don't want someone getting ill; perhaps HHA would be liable. We do meetings via Zoom so people are not at risk; Courts at most part are still closed. Commissioner Dukes asked if even partially filling bus would not be suitable. HHA bus is used to take tenants shopping Monday/Tuesday/Wednesday – very local. Plan for activities will be revisited in April.

**ADJOURNMENT**

Motion to adjourn made by Commissioner D'Arminio; 2<sup>nd</sup> by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (6)

Excused: Khoury

Respectfully submitted,

Deborah L. Alvarez  
Secretary/Transcriber