

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

THURSDAY, APRIL 12, 2023

**(A condensed version of taped minutes of Regularly Scheduled Monthly Meeting
Hackensack Housing Authority commencing at 2:04 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 Gino Tessaro

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

Absent: Commissioner Marie Dukes
Commissioner Sarquis Pico

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 12/1/2022.

Meetings are scheduled to be held remotely for members of the public. All meetings access, information, agenda and related documents will be posted at least 48 hours prior to the meeting on the Housing Authority website at the Hackensack Housing Authority.org.

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

APPROVAL OF PREVIOUS MINUTES – March 2023

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

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

RESOLUTION #2023-5 – EMERGENCY ELEVATOR REPAIR

This repair is at 60 Kansas Street. There was problem with the controller (electronic board that communicates with the elevator on all floors). Other elevator is working, but does breakdown sometimes. Emergency repair is between \$10-\$15,000 – need resolution to fix this ASAP.

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

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

CORRESPONDENCE – nothing at this time

PAYMENT OF CLAIMS – APRIL 2023

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

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

MANAGEMENT REPORT & UNFINISHED BUSINESS

POLICE REPORT: There were 9 noise complaints in past 2 months; 10 medical calls. No disturbances – all quite smooth. ED Feorenzo waiting to hear from Mr. Zisa regarding court dates for tenants who owe a decent amount of money.

Mr. Zisa responded they are checking every few days; in State of New Jersey 67 Judges are needed – this has not happened in Bergen County, but in many other counties only cases being heard are **domestic violence** and **criminal**. We are waiting for court dates – 5 Judges have been appointed in Bergen County, but will take 3-4 months to get acclimated. ED will keep Commissioners updated as there are about 10 people on that particular list.

Second elevator at 65 First Street is under construction; a lot of work was done during construction of first elevator. Hopefully, it will be done in 4 more weeks, then inspection and sign off. When that is done, Penthouse will be cleaned up and perhaps May/June

meeting HHA can go live upstairs with television for zoom or people can come into building or stay in their office.

Hallway bid for painting of all hallways on 10 floors at 65 First Street is out to bid; advertised in Star Ledger and on HHA web site for bids. 175 W. Railroad – two boilers are out to bid – people have contacted ED for walk-through – advertised in Star Ledger and HHA web site.

60 Kansas Street elevators: ED did walk-through with elevator engineer. Eight years ago HHA replaced motors, big portion of an elevator; ED now looking to do bid on replacing cab; controllers, floor and any other component **except** for 2 big motors, which will probably save HHA \$100,000 an elevator, as HHA has the motors. Engineer will do some specs on that project. Then there will be new elevators at 60 Kansas, 164 Beech and 2 at 65 First Street. Next survey will be 175 W. Railroad – that building has only 1 elevator – how can we do that? Beech Street has one elevator, but that was done last year. 230 Central is working fine after cable was changed.

ED Feorenzo and Mr. Snyder speaking with HUD in Newark and Washington, D.C. re: close out for RAD. HHA cannot take money reserved for RAD repairs until HHA closed out of Public Housing. ED contacted people in HUD/Newark – they pass off to another person. Finally, received email from woman handling close out in Washington, D.C. Woman working on close out, but didn't receive close out until December 28, 2022, when ED had submitted it in March 2022! MR. SNYNDER: Person handling close out retired, bounced around and ED found out it wasn't submitted until December 2022. Processing person has it now; just a matter of time and hopefully, by next meeting HHA should have it back, meaning essentially funds HHA currently getting are still **technically** considered Federal funds until HHA close out of Public Housing Program. Once that's done, funds no longer considered Federal funds. It then relieves HHA of certain Federal obligations. #1 is procurement – we are now subject to N.J. Local Public Contract Law, and also subject to Federal Procurement Requirement, which will go away. It will allow HHA to do other things in using funds we have, i.e., affordable housing – we wouldn't need HUD's permission. ED FEORENZO: HHA will still get funding through voucher program; tenants pay 30% of their gross income, rest from HUD. We went to RAD as we get admission fee of about \$380-\$390,000. Since starting with "SWEEP ACCOUNT" about 2 months ago with Spencer Bank and Connect One Bank – interest alone HHA has earned \$42,696.47, which goes to bottom line.

ED and Mr. Snyder visited 60 Kansas Street today. It has big parking lot, front yard and big back yard. City of Hackensack is giving us money for Affordable Housing. ED looking at subdividing that property, taking parking lot, put a building up on stilts, 3-4 stories of 40 units for Affordable Housing without losing any parking behind Kansas Street. Tenants there would have some greenery in back and entire front where they sit with their table/chairs. A win/win for HHA and win/win for City of Hackensack. We own the property; I've called City to ask how much in their COAH Funds; meeting with architect next week to see how many units we can put up. We are hoping to get answers if we can do Senior or have to do family units – answer we are waiting on.

COMMISSIONER STUART: Who will you get that answer from? ED FEORENZA: City has an Affordable Housing team – (inaudible) is the head of that; City has a Planner and Planner would let us know about that. We don't care if Seniors or Family – still preference for Hackensack residents. MR. SNYDER: Technically, it will be people living in COAH Region 2 – they don't allow for local preference – Bergen, Passaic, Sussex, and Hudson Counties. You can give preference for veterans. City has their own waiting list for Affordable Housing. We do have list for other property, maybe add them to that. ED will check into it. (Discussion about THAF and lottery for 46 units given to City and that separate waiting list. City using 175 W. Railroad after a tenant moves out. It is for their COAH Affordable Housing obligation.) COMMISSIONER STUART: Did City ever give HHA list of properties City owns where HHA could build? ED: List had one property over by railroad tracks where equipment is stored – not a viable location. Kansas Street is a quiet location and safe. MR. SNYDER: ED and I have driven around City many times and reached out to City numerous times. Kansas Street is centrally located. Some sites are very expensive and not feasible to do financially; that is why ED looked at HHA properties. City has a list of sites on Town's Fair Share Housing Plan. Planner says they are developable sites – again, one next to railroad, which they own. COMMISSIONER STUART: Complex where Quik Check was on Main Street is all empty. ED: Being redeveloped by private developer, but I will look into it. They also sold old recycling center for a top dollar by Essex/Green Streets. MR. SNYDER: Plan has only 2 sites: West Railroad and property that Bergen County Housing Authority on Hudson Street as inclusionary zoning. Arena Diner listed there, but will only have a percentage of 13% - they forecast 13% will be Affordable. ED: Hudson Street bought by County and was private money/private landowner. City didn't own it.

(At this point in the meeting, Commissioner Khoury left.)

OLD BUSINESS – No update on Management waiting list.

NEW BUSINESS

MR. SNYDER: There was a Personnel Committee meeting today. State of New Jersey requires when an Executive Director has an employment contract, Board shall review on an annual basis. Board in past asked me to prepare a written evaluation, which was done; went to Personnel Committee: Chairman Stassi, Mrs. D'Arminio and Ms. Stuart. Evaluation was reviewed, gone over, ED Feorenza got a high grade; not looking for anything else; same contract as last year, but that the Board approves an extension of his contract for one more year, which we do on an annual basis. COMMISSIONER STUART: Our Committee did review it; it was accurate and move that contract be extended one year. COMMISSIONER D'ARMINIO: I second that motion that HHA continue his contract.

Motion to approve Executive Director Anthony Feorenza's contract as Executive Director of Hackensack Housing Authority for one more year made by Commissioner Stuart; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (4) Absent: Khoury/Pico/Dukes

ED Feorenzo thanked the Commissioners.

REMARKS OF CITIZENS – nothing at this time

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (4) Absent: Khoury/Pico/Dukes

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber