

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

THURSDAY, MAY 11, 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 May D'Arminio
Commissioner Marie Dukes
Commissioner Hani Khoury
Commissioner Sarquis Pico
Commissioner Blanche Stuart

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

Absent: Commissioner Gino Tessaro

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 – April 13, 2023

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

VOTE: AYES/All Present Commissioners (6) Absent: Tessaro

RESOLUTIONS – RESOLUTION #2023-6 & RESOLUTION #2023-7

1. RESOLUTION #2023-6 – CONTRACT FOR COMMON AREA RENOVATIONS AT 65 FIRST STREET

Three bids were received; the budget was \$80,000. The low bidder was under budget but did not have all of his bid documents updated (2-3 missing in package/disqualified bid). The other 2 bids over budget. We will make a resolution to not accept these bids; architect will rebid project.

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

VOTE: AYES/All Present Commissioners (6) Absent: Tessaro

Hopefully, there will be 1-2 other bidders that come under budget and that other gentleman has all his paperwork together to enable us to begin the project.

2. RESOLUTION #2023-7 – AWARD OF CONTRACT FOR 2 BOILERS

Boiler bids came in today and both were under budget. Our budget for these was \$175,000; 2 bids came in – one at \$140,000 – the lowest bidder is Silver Mechanical Services at \$134,000. All references checked out; all proper documents including bond. This is out of the RAD Operating Agreement once HHA closes out with HUD (in another week or so). It is out of monthly funds put away every month for Repairs & Maintenance for RAD.

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

VOTE: AYES/All Present Commissioners (6) Absent: Tessaro

CORRESPONDENCE – nothing at this time

PAYMENT OF CLAIMS – MAY 2023

Motion to approve made by Commissioner D'Arminio; 2nd by Commissioner Khoury.
VOTE: AYES/All Present Commissioners (6) Absent: Tessaro

MANAGEMENT REPORT & UNFINISHED BUSINESS

Hackensack Police Department Report – 13 medical calls/3 noise complaints.

Problems at 230 Central Laundry Room: several tenants leaving their laundry overnight; instructed maintenance men to take laundry away; a few machines are broken; repair company is not responsive in fixing them. Thinking the Laundry Room will be shut down for 1-3 weeks to get machines repaired. If issues continue, tenants will have to go to Laundromat across the street, which ED doesn't want to do, but it is difficult to control residents when they leave their clothes in machines and make a mess.

COMMISSIONER STUART: Have notifications been sent to those tenants? Do other tenants know that if the problem isn't cleared, Laundry Room will be closed? ED: Several notifications have been sent and calling to say we have no right to take their clothes. ED wanted Commissioners opinions before sending out that type of notification. MR. ZISA: Would like a resolution that Laundry Room can be shut down for 2 weeks, approved by the Board so it isn't just ED taking heat. ED: There are 3 machines not working properly; having a problem with the repair company getting here. It might have to be shut because the machines aren't working. ED and Mr. Zisa decided vote would be fine instead of a resolution. COMMISSIONER STUART: Laundromat across the street is not adequate; cost is a lot more. If there are just a few problem tenants -- ED agrees with Commissioner Stuart, but cost of key cards is too expensive. COMMISSIONER D'ARMINIO: Take laundry out of machine and leave on top. ED: Would Board approve maintenance men removing laundry, putting in plastic bags and leave on top of machine. Commissioner Stuart agreed that would be best, rather than have other residents penalized, and cost of laundry across the street. COMMISSIONER DUKES: Maintenance men should bag, put in closet so that they know who is claiming the bags so an official letter could go to those tenants that their utilizing our men unnecessarily; we may charge a fee for that. ED: Tenants are behind in their rent, no disrespect; don't care about others in building. We'll do the best we can. It isn't fair for the other 46 tenants. COMMISSIONER KHOURY: Is purpose of shutdown just for repairs or because of situation? ED: Both, as 3 machines are not working. If another one goes down, not sure if the Laundry Room can be used; don't want to do that. Called repair people again and hopefully, they're here tomorrow. ED looking at their contract; going to do an RFP for new laundry service as they don't take care of machines. ED met man at convention in Atlantic City – if we put out RFP, he will bid on it; very reputable company. I will continue to put laundry in closet and send letters to those tenants.

VOTE TO TAKE LAUNDRY OUT BY MAINTENANCE MEN & PUT IN CLOSET & TENANT HAS TO CALL OFFICE TO GET LAUNDRY BACK

CHAIRMAN STASSI:	YES
COMMISSIONER D'ARMINIO:	YES
COMMISSIONER DUKES:	YES – but would like fee charged to them

COMMISSIONER KHOURY:	YES – agrees with Commissioner Dukes
COMMISSIONER PICO:	YES
COMMISSIONER STUART:	YES – agrees with Commissioner Dukes
Commissioner Tessaro:	Absent

(ED Feorenzo will discuss with Mr. Zisa re: possibility of fee being charged to those particular tenants as time is taken away from normal duties of maintenance men.)

2nd elevator at 65 First Street – final inspection scheduled for May 23rd.

Kansas Street elevators – ED will meet with the engineer sometime next week to do a half modernization, meaning no replacement of **platform, rails, cables**. Motor converted from direct current to alternating current. Control board and controller out for about 2 weeks. Control board is computer system that makes elevator operate/pause at different floors – board blows; cannot purchase a new one as they are obsolete. Mr. Snyder, elevator company and I had conversation just before this meeting – control board can be rebuilt – which will give HHA time to do 2 elevator mods – part of our PCA with RAD.

Commissioner Stuart noted she liked the recent NJNAHRO convention in Atlantic City. ED Feorenzo and Commissioner Stuart took a course with DCA that gives out grants for affordable housing. Woman leader said grants available for units of 25 or less, but now have money left over. If you have a project greater than 25 units to contact them; they would consider giving the money for that. Mr. Snyder sent an email to her, he knows people that have used these grants before.

MR. SNYDER: Several different programs – the State of N.J. started an Affordable Housing Trust Fund, and several million dollars went into it. This is also the National Affordable Housing Trust Fund, which current administration put money into, is allocated by state. N.J. seems to have quite a bit of money right now and they are looking for potential applicants. I know 1 project with only 4 units, but they got up to \$275,000 per unit. I reached out and sent another email today, asking what the application process is and fact that HHA is considering more than 25 units. Would they still consider our application? Would they consider it for only 25 of the 40 or does it have to be a maximum of 25 – now waiting to hear back. Once we secure the property and it's ready to go, we will make the application for that and see what happens.

OLD BUSINESS

Commissioner Stuart asked ED Feorenzo to explain to Commissioner Dukes about 60 Kansas Street plans. ED: HHA would divide property into non-profit, spoke with City, would be senior housing one-bedroom units having between 30-40 units. Parking underneath the building on stilts; would not affect parking already there; 3-4 stories stick frame (wood frame) plus the parking. The city agrees to make it a redevelopment zone; pay PILOT and agreement re: subdivision to make it doable. The city has money in their Affordable COAH Fund they would be giving HHA. When we get sketch from architect and we know what we can do, we will meet with City to see how much they can allocate to us; had a conference call with them; trying to figure out if City can give us

\$75,000 a unit or \$50,000/unit; then if we get more from N.J. Trust Fund, HHA would not have to go to bank for mortgage. MR. SNYDER: In planning stages and ED Feorenzo has someone looking at site, etc., making sure buffers are all there; setbacks for the building. His plan for a building with parking underneath is good. HHA has been looking for sites for years, next to impossible to find and in this economy now, everything is going for top dollar. The City is behind us as it meets some of their Affordable Housing requirements; they would give us Trust Fund money. If HHA putting in the land, that's a major cost right there; with some of State money we'd do this with minor mortgage so that's there is cash flow to provide all services that are necessary. Moving along slowly but now that HHA is coming along with site, I think it will be a reality. Commissioner Dukes asked if there would be rooftop garden or sitting areas or space outside. ED Feorenzo didn't know if HHA would have a height variance, not sure. People would share 60 Kansas Street backyard or front yard – it has plenty of greenery front and back already.

Discussion amongst Commissioners re: City owned property for affordable housing; due to availability, economy and where sites are located, acquisition by HHA has not been possible or affordable. ED will contact City about any other properties but wants to get working on 60 Kansas Street Project first.

ED: Waiting list has not changed since report of last month.

NEW BUSINESS – nothing at this time

ED Feorenzo hoping Penthouse will be available for June's meeting if anyone wants to come to 65 First Street; ZOOM will also be available for others.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (6)

Absent: Tessaro

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber