

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

THURSDAY, JUNE 8, 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

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

Absent: Commissioner Blanche Stuart

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 – May 11, 2023

Motion to approve May 11, 2023, minutes made by Commissioner D'Arminio, 2nd by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

RESOLUTIONS – RESOLUTIONS #2023-7-#2023-8

1. RESOLUTION #2023-7 – CONTRACT FOR PAINTING OF HALLWAYS @ 65 FIRST STREET

Bids rejected last month as they were over budget. Painting bids were received this past Tuesday, painting bid received for \$49,000 below budgeted amount. The contract will go to **Paul Anthony Painting** for \$49,000. Letter received from architect recommending Paul Anthony Painting.

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

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

2. RESOLUTION #2023-8 – CHANGES TO SHARED SERVICE AGREEMENT WITH EDGEWATER HOUSING AUTHORITY REGARDING COMPENSATION OF HOURLY RATES & RAISES FOR OCCUPANCY DEPARTMENT

Yesterday was Annual Audit and company doing it noticed that HHA Shared Service Agreement with Edgewater Housing Authority where HHA gets their 75% fee from (about \$310,000/year) was accurate in 2018, but not accurate now. HHA did not account for increments in raises and increments in the benefit packages for the Occupancy Department. HHA was billing more than what the Shared Service Agreement was stating. A new resolution that HHA will eliminate \$30/hour and be adjusted annually based on compensation of hourly rates and raises for Occupancy Department and raises for their benefits. HHA will bill accordingly and not overbilling as he stated. If the IG comes in, they want to see how HHA is billing this.

COMMISSIONER KHOURY: HHA was overbilling them? ED FEORENZA: Technically, we were not, but the agreement with them in 2018 was based on the hourly rate that staff was getting, but with increments in their pay going up, with benefits increasing we should have changed the hourly rate based on the salary and benefit increases. When this resolution is done, we don't give them any money back, we'll be fine. Every year it will be adjusted according to their pay and their benefit package. Adjustment takes place 10/1 every year, ending 9/30 every year.

Monday evening Edgewater Housing Authority will be their resolution also authorizing this adjustment.

Motion to approve made by Chairman Stassi, 2nd by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

CORRESPONDENCE

Letter sent out regarding boiler replacement at 175 W. Railroad; shop drawings sent in and under review with our engineer. This project should be done in 6-7 weeks. Letter sent out to unsuccessful bidder also.

PAYMENT OF CLAIMS

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

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

MANAGEMENT REPORT & UNFINISHED BUSINESS – ED FEORENZO

Email sent today to HUD Headquarters asking when HHA close out package will be completed for RAD. Woman stated it's still with Counsel as soon as approved she'll let ED Feorenzo know. It's been over a year, other housing authorities who sent packages 3-4 months ago are getting approved. Why is HHA taking so long as we were one of the first ones to submit? HHA had to resubmit in January 2023 as they lost our paperwork. HHA cannot use any funds that are allocated for elevators, parking lots that are in reserves for RAD agreement HHA had. When we do work right now, we are still using HHA funds. Once approval is done and signed off, funds will be taken out of Repairs and Reserves and put back into operating account. Not an issue financially, but a burden on HHA.

Mr. Snyder and I met with City of Hackensack and their Planner for COAH Affordable Housing. It was determined that we can do 30 units at Kansas Street, 3 stories above parking; senior building, 1-bedroom and if City gives us their Rehab Fund money from COAH, which is \$500,000, HHA does not have to advertise out of the City. Hackensack residents will have a preference, that's what we were trying to accomplish to keep it for Hackensack residents.

Mr. Snyder also checked with DCA. We can have the preference with them if they give us the money to help build this. If we use the COAH \$500,000, the good thing is it's not subject to **Davis-Bacon Wage** or prevailing wage. If we get the DCA money from Affordable Housing Fund for that type of program, it would be same thing. We do not have to go with the prevailing wage of **Davis-Bacon**. If that's the case we can bring this building in for 4-\$5 million, which would not be subject to **Davis-Bacon** wages or prevailing wage. If we have to go that route, it's 25% more. We hope not to use HHA

money at this point on this, taking it out of the RAD money that we have put aside. Hopefully, in a few weeks we'll have our sign-off and get the architect on board for full drawings; have another meeting and start the subdivision; hire counsel. The counsel would do subdivision, non-profit – no more than \$30,000. All just status quo until HHA gets sign-off on RAD.

Elevators at 65 First Street are 100% and final sign-off with Inspector yesterday. Both are 100% operational.

Within 2-3 weeks, the bid specs and bid drawings for Kansas Street elevators, which will be going out to bid as soon as specs received. One elevator broke down, repairs completed and 1 other computer board which will be delivered tomorrow and operating until taken out of service after bid selection.

Next Commissioners' meeting will be remote/zoom. Now that elevator at 65 First is completed and can go to Penthouse, there will be a 2:00 P.M. meeting and zoom will also be available.

(No questions from Commissioners.)

OLD, NEW, UNFINISHED BUSINESS – nothing at this point

ADJOURNMENT

Motion to adjourn made by Commissioner Dukes; 2nd by Chairman Stassi.

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber