

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

THURSDAY, SEPTEMBER 14, 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: Vice-Chairman Blanche Stuart
Commissioner May D'Arminio
Commissioner Sarquis Pico
Commissioner Gino Tessaro

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

Absent: Chairman Anthony Stassi
Commissioner Marie Dukes
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 12/1/2022.

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 – July 13, 2023

Motion to approve minutes from July 2023 made by Commissioner Stuart; 2nd by Commissioner Pico.

VOTE: AYES/All Present Commissioners (4)

Absent: Stassi/Dukes/Khoury

RESOLUTIONS #2023-14 THROUGH #2023-29

(PLEASE NOTE: ON AGENDA THERE WERE 2 RESOLUTIONS #2023-19 – Secretary renumbered so ending Resolution is #2023-29)

1. Resolution #2023-14 – Adoption of FYE 9/30/25 Budget
2. Resolution #2023-15 – Contract Award – Trash Removal
3. Resolution #2023-16 – Contract Award – Flooring
4. Resolution #2023-17 – Contract Award – Electrical Services
5. Resolution #2023-18 – Contract Award – Plumbing/HVAC
6. Resolution #2023-19 – Contract Award – Painting
7. Resolution #2023-20 – Contract Award – Landscaping
8. Resolution #2023-21 – Contract Award – Elevator Maintenance
9. Resolution #2023-22 – Contract Award – Exterminating
10. Resolution #2023-23 – Contract Award – CCTV Maintenance
11. Resolution #2023-24 – Contract Award – Laundry Equipment Lease
12. Resolution #2023-25 – Contract Award – Computer Services
13. Resolution #2023-26 – Contract Award – Consulting Services
14. Resolution #2023-27 – Contract Award – Inspection Services
15. Resolution #2023-28 – Contract Award – Auditing Services
16. Resolution #2023-29 – Contract Award – Elevator Modernization

Motion to approve Resolutions #2023-14 through and including #2023-29 made by Commissioner D'Arminio; 2nd by Commissioner Stuart.

DISCUSSION: ED Feorenzo – reason there are so many Resolutions: trash, flooring, electrical, HVAC, plumbing, painting, landscaping, elevator maintenance, exterminator, award for post-circuit TV maintenance, computer services, consulting and inspection – 2-year contracts. At one point before Mr. Feorenzo was here, contracts were different times/dates. Now there is set fee for dumpster removal – 30 yard container which is kept at warehouse; set price for flooring; set price for hourly rates for electrical service; set prices for plumbing & HVAC; set pricing for painting of studio, 1-2-3 & 4 bedroom apartments; set monthly landscaping maintenance; set price for elevator maintenance; set price per unit for exterminator; hourly rate for closed circuit TV maintenance; hourly rate for computer services; consulting services – fixed price;

inspection services going into every apartment – fixed price. Auditing contract comes up every year; Resolution for elevator modernization is right on budget with architect as budgeted. Commissioner Stuart: Asked about washing machine contract. ED Feorenzo: HHA using Coin Max, which is going out of business/not good company. Lease put out and now have EMCO. This company came in with 5-year lease; putting in brand new laundry equipment, new card readers – big organization. Machines are new Maytag units, company has workers on staff. As soon as resolution approved, they will be called and order equipment.

VOTE: AYES/All Present Commissioners (4)

Absent: Stassi/Dukes/Khoury

CORRESPONDENCE

1. Letter received from HUD officially taking HHA out of public housing; now allowed to use RAD money; take out for other projects in housing authority. Also able to explore doing non-profit at Kansas Street for elderly with 30 units.
2. Edgewater Housing Authority that does voucher program visited HHA and inspected HHA files. "FINDINGS: A recent audit of 50 random tenant files was conducted on August 23-24th by the Edgewater Housing Authority staff. Tenant (inaudible) annual re-examination, move-ins throughout the year of 2022 were found to be organized, well-documented, calculated properly and thoroughly double-checked by the housing authority staff. There were no findings in the 50 unit files that were reviewed. In addition, a total of 35 unit inspections were conducted on August 24-25, 2023. All inspected units were to be found in excellent condition and any maintenance issues were rectified by maintenance staff immediately. The Hackensack Housing Authority tenants files are maintained excellently. As a result of your compliance, the final audit conducted on August 23-24, 2023 is hereby closed. (Signed) Joseph Capano, Executive Director/Edgewater Housing Authority"

ED Feorenzo shared the letter with HHA staff and thanked them.

PAYMENT OF CLAIMS – September 2023

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

VOTE: AYES/All Present Commissioners (4)

Absent: Stassi/Dukes/Khoury

MANAGEMENT REPORT – ED FEORENZO

1. POLICE REPORT: 9 medical calls for month/no arrests
2. Hallway painting project at 65 First Street will be completed next week
3. Brothers Carpet, winner of VCT bid, will come in Friday or Monday to look at hallways; then ripping up carpet and put down "vinyl composite tile" down.