

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

WEDNESDAY, DECEMBER 13, 2023

**(A condensed version of taped minutes of Special Monthly Meeting of Hackensack Housing Authority commencing at 2:10 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 Sarquis Pico  
Commissioner Gino Tessaro\*

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

Absent: Commissioner Marie Dukes

**OPEN PUBLIC STATEMENT**

"Adequate notice of this meeting, as required by the Open Public Meetings Act, has been provided by the filing of a Special 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 12/7/23.

Meetings are scheduled to be held remotely and in-person. All meeting access information, agenda and related documents will be posted at least forty-eight (48) hours prior to the meeting on the Housing Authority's website at [hackensackhousing.org](http://hackensackhousing.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



(At this point in the meeting, Commissioner Tessaro was present.)

2. RESOLUTION #2023-30 – APPOINTMENT OF JIF COMMISSIONER

MR. SNYDER: HHA renewed application to participate for another 2 years. Each Housing Authority that is a member appoints a Fund Commissioner, ED Feorenzo is on the Executive Board and this Resolution authorizes him to be Fund Commissioner.

Motion to approve made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner Khoury.

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

3. RESOLUTION #2023-31 – APPROVAL TO WRITE-OFF RENTS – FYE 9/30/23

ED FEORENZO: Amount totaled \$144,117, several are quite big and HHA will go to Court on those, but doesn't think money can be recovered. Some tenants think since COVID, they do not have to pay. One tenant owes \$28,000. Mr. Zisa has a Court date of January 29, 2024 to go in front of the Judge. MR. ZISA: Has filed 2 law suits – one for **apparency**; one for **money**, as they can't be done in same Court; believe that money will never be collected, but pressure it puts on tenants when they have a money judgment coming against them as well as tenancy action, it works a lot better then and gets better results. The people were evicted; ripple effect at HHA had positive effect with other tenants.

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

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

4. RESOLUTION #2023-32 – RENEWAL OF JIF MEMBERSHIP FOR INSURANCE

This approves renewal of HHA in JIF membership for two years.

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

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

**CORRESPONDENCE – nothing at this time**

**PAYMENT OF CLAIMS FOR NOVEMBER & DECEMBER**

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

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

**MANAGEMENT REPORT & UNFINISHED BUSINESS**

Mr. Katchen will give brief year-end synopsis of end of fiscal year 2023.

MR. KATCHEN: Year ended 9/30/2023, total revenue was \$6,768,202; total expenditures including principal on debt: \$5,266,058; excess of revenue over expenses of \$1,502,144 for year, roughly a million higher than HHA budget.

ED FEORENZA: Adding another caveat: since February until end of November, HHA has approximately in **Sweep Accounts** with Connect 1 Bank and Spencer Bank HHA made about \$265,621 in interest; leaving it to compound through next year, hoping to continue with 5%.

MR. KATCHEN: Rule of thumb is 2 times current assets over liabilities; HHA is closer to 10:1.

## EXECUTIVE DIRECTOR'S REPORT

Kansas Street elevator - all shop drawings approved, looking to start work there on February 1<sup>st</sup>, if cab made in time, which we think it will be.

65 First Street – flooring started, vinyl floors on 10-6 are done. There were some seams not to my liking; representative came out and ripped up all flooring, changing material, which was defective. Now getting new material and done in about 10 days with this building at no cost to HHA.

New Washers & Dryers – they were installed at: 60 Kansas, 230 Central, 65 First Street, 175 Railroad and 164 Beech. Cards being handed out tomorrow and Friday. Each tenant will get \$5 on their card, bring old card back. Any money on their old cards will be reimbursed by HHA using cash out of machines at laundry. Staff going to all senior buildings so seniors don't have to come to Office. They'll have an hour to sign up at each building and it will make it easier for them.

At 65 First Street IRS is doing an audit for three days. MR. KATCHEN: ED Feorenza got letter in October from IRS/Massachusetts, which is their State/Local Government Compliance Division. Their computer system generated a notice that they thought HHA 2021 W2s were incorrect. Unfortunately, they **were not correct**. Their computer system made a mistake on 8-9 of their cases (IRS). Once audit is scheduled, they can't "pull" it. Two ladies in HHA Office now (Ohio/Michigan) for 3 days, working on Payroll, 1099s. They'll probably have results, which might be negative in terms of money, probably on 1099; people missing which should not have gotten them, but will finish up at noon tomorrow and have an exit conference with them. They're not looking for income tax, as HHA doesn't pay income tax, it's compliance.

Available apartments – 1 unit/Kansas Street – 8C; Newman & Railroad – 2 units – N69 & B5; once those are filled, HHA will have no vacancies.

Newman & Railroad Parking Situation – Carmine and ED Feorenza spent 2 weeks there checking parking situation. Parking stickers handed out a few years ago prior to sheets we had. We kept everything in order; short 22 parking spaces for all the units there. Five spots not assigned, only 3 more tenants that need cars and coming up. Parking space will stay with that apartment, unless someone moves out/someone moves in and

