

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, JANUARY 18, 2024

**(A condensed version of taped minutes of Regularly Scheduled Monthly Meeting
Hackensack Housing Authority commencing at 2:00 P.M.)**

Executive Director Anthony Feorenzo called the meeting to order.

ROLL CALL

Present: Chairman Anthony Stassi
Vice-Chairman Blanche Stuart
Commissioner May D'Arminio
Commissioner Marie Dukes
Commissioner Sarquis Pico
Commissioner Gino Tessaro

Also Present:

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

Absent: 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 12/7/2023.

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 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 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 MEETING MINUTES – December 14, 2023

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

VOTE: AYES/All Present Commissioners (6)

Absent: Khoury

RESOLUTIONS #2024-1 THROUGH AND INCLUDING #2024-4

1. RESOLUTION #2024-1 – APPROVAL OF CASH MANAGEMENT PLAN
2. RESOLUTION #2024-2 – APPROVAL OF INDEMNIFICATION – CIVIL
3. RESOLUTION #2024-3 – APPROVAL OF INDEMNIFICATION – CRIMINAL
4. RESOLUTION #2024-4 – AUTHORIZATION TO ATTEND CONFERENCES

Motion to approve Resolutions #2024-1 through #2024-4 made by Chairman Stassi, 2nd by Vice Chairman Stuart.

Cash Management Plan is to give ED Feorenzo authorization to put money into different banks to get better interest rates. HHA is making money on interest from 2 banks. Resolutions #2024-2 and #2024-3 are for protection of civil or criminal actions against the Commissioners.

VOTE: AYES/All Present Commissioners (6)

Absent: Khoury

CORRESPONDENCE

Only correspondence was 2024 Annual Meeting Notice of HHA.

PAYMENT OF CLAIMS – DECEMBER 2023

Motion to approve payment of claims for December 2023 made by Chairman Stassi, 2nd by Vice-Chairman Stuart.

VOTE: AYES/All Present Commissioners (6)

Absent: Khoury

MANAGEMENT REPORT – ED FEORENZO

Availability of Apartments – 2 studios available at Kansas Street – should be rented by next month.

Two 2-bedrooms at Newman & Railroad – one shown today that is completed, to be rented for February 1st. One to be shown on Tuesday. After that no available apartments.

VCT completed at 65 First Street along with the base. Hallways look very nice.

Kansas Street elevators: On schedule for end of February/beginning of March; just waiting for 2 cabs to come in. Once they are here, we have all the other parts and start work. They are working properly now as we had old parts and used them to keep elevators going.

Sunday-Monday evening Carmine went out to pre-salt all parking lots; brought men in early on holiday to do some salting/plowing working about 7 hours. It was difficult as after we plowed, it

would come down again and freeze. The Maintenance workers did really nice job at all parking lots – 99% had no ice on the sidewalks. Equipment Commissioners allowed HHA to purchase, now have automatic brooms on excavator on "skid-steer" and another product on another machine, snow wasn't that deep, so all brooms used, which brought snow down to concrete; calcium then applied, which saved a lot of time. Men continued to use their snow logs. **Snow logs** are in case there is a **slip and fall**. We have X-amount of time to put salt down and clear driveways and walkways. So, if there is a slip and fall, the insurance company will come and check HHA snow logs. We have daily logs whenever it snows and what type of application, we do in the parking lots and sidewalks, which helps protect the Authority.

Wednesday, we had delayed opening; City did a delayed opening. Tuesday, I closed the office having talked to Chairman Stassi. It was very icy in the morning; we have girls coming from all over the area. Tomorrow snow is expected in the morning, it shouldn't be too bad, but if it gets bad around 11-12 and snow until 3, I will let the Office leave early to ensure their safety.

Letter received from HUD regarding tenant HHA locked out in October. Last week tenant sent letter to HUD stating discrimination about lockout. HUD contacted Edgewater Housing Authority, as Edgewater HA holds vouchers; had discussion with Executive Director, gave him all appropriate information on this tenant. Not only did HHA go to Civil Court, but she appealed it to Superior Court and to Appellate Division. All 3 Courts knocked her down for insufficient findings. I have no issues, no worries, that HHA will come out fine with this. As a matter of fact, HUD gave it to Newark Office and told Newark Office to look into it. ED Joe Capano from Edgewater sent them all the documents. I believe that should be the end of it.

When tenant was locked out, Carmine and I took about 8 bags of clothing and a wheelchair the next day to an apartment in Elmwood Park where she asked us to drop stuff off to help her. We did not dispose of any of her belongings still at 230 Central in storage. By law, we only have to hold 30 days, but staff has been instructed to hold it until she comes to get it; waiting another month. She contacted me last month saying she'd be here this month. I'll give her another month, then contact her again. If that doesn't work, I'll contact Mr. Zisa to send another letter and see what happens after that.

Courtesy bus HHA has for seniors used by 10-12 from different buildings – bus is beat-up; has low miles on engine, but body is fiberglass, falling apart – perhaps 6 months left on it. I'm looking on State Contract in getting a Ford Transit Van (12 passenger). No CDL is needed, and driver could still take tenants to stores we visit Monday-Tuesday-Wednesday. Bus now has a handicap lift in it but isn't operational. Nobody uses it, no one in wheelchair comes, plus lot of money to fix it. Transit vans don't have handicap lift. There is no handicapped person or tenant in wheelchair that cannot get onto the van. County does have a service that will take handicapped person to a store when County is called. Our bus is **courtesy bus** for tenants. Please give me your opinions on bus is going, purchase a transit van on State Contract, or eliminate bus totally.

Commissioner Dukes: how high is the step to get into the van? Is it difficult for tenants to get into back seats? ED Feorenzo: Same as step on bus they get into now. If we needed to get a step-up for them, we could do that. Aisle is wide and seats on both sides, somewhat like a school bus with a high ceiling. Commissioner Dukes: Can we get a photo of it? ED Feorenzo: I'll ask dealer to get me a photo. I'll send the pictures and then get opinions of Board if we move forward with that or do next meeting or eliminate bus totally. V/C Chairman Stuart: Please send photo in between meetings; I'm not sure about eliminating the van; I don't think we should. ED Feorenzo: That's my opinion also. We have money in budget for bus driver. New van about \$60,000. Buying one with wheelchair lift would be about \$150,000.

OLD BUSINESS – nothing at this time

NEW BUSINESS – nothing at this time

OTHER BUSINESS – nothing at this time.

REMARKS OF CITIZENS – nothing at this time

(At this point in the meeting, Mr. Zisa, Esq. took over as ED Feorenzo leaves the room for Executive Session – Personnel Matters.)

Motion to go into Executive Session to discuss personnel matters made by V/C Stuart, 2nd by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (6)

Absent: Khoury

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(Public meeting reopened at this point in time.)

Motion to go back into Open Session made by Vice-Chairman Stuart; 2nd by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (6)

Absent: Khoury

(At this point in the meeting, Executive Director Feorenzo entered the meeting.)

MR. ZISA: Proposed a **motion that we have investigated this employment matter fully and that we are going to close this investigation.**

Motion made that we have investigated this employment matter fully and that we are going to close this investigation with no further action being required as this has been investigated fully and the Board sees no further action as being necessary made by Vice-Chairman Stuart; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (6)

Absent: Khoury

ADJOURNMENT

ED Feorenzo thanked Chairman, Commissioners, Mr. Snyder, and Mr. Zisa for looking into this, going over time sheets kept by ED Feorenzo. He thanked Mr. Snyder, who had a hand in hiring him 10 years ago, and who said time sheets didn't have to be saved. ED Feorenzo did keep them for his own reference and was able to supply 10 years of records to show times he gets to work and times he leaves.

Mr. Snyder asked Mr. Zisa if reports they'd prepared, are they considered to be **confidential** or public information now. Can ED Feorenzo get a copy, or does it go into his file? What happens to these reports? Mr. Zisa: They can go to Commissioners and Mr. Feorenzo but should stay **confidential** within the Board. Mr. Snyder said Board members already got their copy. To all Board members who have a copy, please destroy that, or make sure no one else gets a hold of it. There is one in-house and we will make sure Mr. Feorenzo gets his copy.

Motion to adjourn the meeting made by Chairman Stassi; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (6)

Absent: Khoury

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber