

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, JULY 10, 2024

**(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 Gino Tessaro
Commissioner Sarquis Pico

Also Present:
Anthony Feorenzo, Executive Director
William Snyder, Consultant to Authority
Joseph Zisa, Esq., Counsel to Authority
William Katchen, Accountant 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 – June 13, 2024

Motion to approve minutes made by Commissioner Dukes; 2nd by Commissioner Stuart.

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

RESOLUTIONS – #7-1-2024 THROUGH AND INCLUDING #7-4-2024

1. RESOLUTION #7-1-2024 – DISPOSITION OF BUS

Bus advertised three times; bid received for \$768. Resolution is to dispose of bus for \$768.

Motion to approve disposition of bus made by Commissioner Dukes; 2nd by Commissioner Stuart.

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

2. RESOLUTION #7-2-2024 – HUD BUDGET PROCLAIMER RESOLUTION

Motion to accept HUD Budget made by Commissioner Dukes; 2nd by Commissioner D'Arminio.

MR. KATCHEN: First budget in Resolution is solely for Public Housing Converted to RAD Units; does not include a capital budget. This budget anticipates revenue of approximately \$6 million in total expenditures of \$5.9. For anticipated surplus in operations of \$187,840. Reason why it's not as high as current year is because HUD decisions with ED Feorenzo, we are electing to accelerate debt service payments in order to retire the loan. That will, once it's paid off, increase the amount of your annual increases in rent per the HUD formula. This budget as it stands anticipates a surplus in operations of \$187,840. Thank you.

ROLL CALL FOR APPROVAL

Chairman Stassi	Yes
Commissioner Dukes	Yes
Commissioner D'Arminio	Yes
Commissioner Stuart	Yes
Commissioner Pico	Yes
Commissioner Tessaro	Yes

Absent: Commissioner Khoury

3. RESOLUTION #7-3-2024 – STATE BUDGET – INTRODUCTION

Motion to discuss State Budget Introduction made by Commissioner D'Arminio; 2nd by Commissioner Dukes.

MR. KATCHEN: This budget is due at the State of New Jersey on or before August 1st. We've always prepared them in a timely manner, so there was no need to consider a late filing resolution. Each year the State tinkers with the budget and in the last few years, the budget has been generated in a format, that if the Board so desires to approve it for introduction; will be uploaded tomorrow to the State web site. The budget includes the same amount of anticipated surplus for the Public Housing Converted to RAD Units of \$187,837 and also includes a capital budget of \$250,000 for (inaudible) to be funded solely from the Reserve for Repair and Replacement they created. When we go to the audit, you'll see this, but we now, due to

action that ED Feorenzo has taken to set up an insured cash SWEEP Account, we included in the budget this year an increased amount of interest income in the amount of \$89,570, which doubled what last year's was, but as you'll see when we go over the audit, the actual interest to be anticipated is expected to be higher, which would mean \$187,000 surplus, presumably be much higher at the end of next year. Thank you.

ED Feorenzo: We anticipate having loan with Spencer paid off at end of 2025, is that correct?
Mr. Katchen: 2026. ED Feorenzo: Two more years to pay it off, paying it off accelerated six years; that payment is approximately \$15,700/month, which will be a savings to HHA.

ROLL CALL

Chairman Stassi	Yes
Commissioner Tessaro	Yes
Commissioner Stuart	Yes
Commissioner Dukes	Yes
Commissioner Pico	Yes
Commissioner D'Arminio	Yes

Absent: Commissioner Khoury

4. RESOLUTION #7-4-2024 – NEW JERSEY AUDIT CERTIFICATION – FYE 9/30/23

MR. KATCHEN: Audit completed in a timely manner by third-party, Polcari & Company. Audit includes 3 opinions: one on financial statement; one on compliance through government auditing standards and one on compliance with specific HUD auditing requirements. All 3 opinions on report were deemed unmodified, which is equivalent of clean, no exception opinion. The Authority actually had when you add back depreciation, a surplus in operations of a little over \$1.6 million, including interest income earned of \$249,345 on Operating Unrestricted Accounts compared to year before of \$43,203. All are not subject to tax and all totally insured, meaning that wherever it's kept which, of course, it's retained in a very safe financial institution total in collateralized by FDIC limits. The end of audit, which specifically relates to Resolution you're considering on Page 40 talks about your findings and question (inaudible). There were none. No findings at all whether on internal control or on financial issues. The audit was uploaded by June 30th by Auditor as required and after the Board, if you so desire to approve the Resolution, ED Feorenzo will have the synopsis, summary of the audit, published. Synopsis, the audit will be uploaded by the Auditor to the State web site and ED Feorenzo will upload to Authority's web site. Thank you.

ED Feorenzo pleased there were no findings and it means Staff at HHA doing a good job. Mr. Katchen: Both from a compliance standpoint with tenant files and from financial and procurement standpoint, yet. (No questions from Commissioners regarding Audit.)

ROLL CALL

Chairman Stassi	Yes
Commissioner Tessaro	Yes
Commissioner Stuart	Yes
Commissioner Dukes	Yes
Commissioner Pico	Yes
Commissioner D'Arminio	Yes

Absent: Commissioner Khoury

ED Feorenzo commended his Staff that they do a really nice job.

PAYMENT OF CLAIMS

Motion to approve payment of claims for July 2024 made by Commissioner D'Arminio; 2nd by Chairman Stassi.

VOTE: AYES/All Present Commissioners (6)

Absent: Khoury

MANAGEMENT REPORT & UNFINISHED BUSINESS

No meeting in August, but any Commissioner may call him whenever they want to.

60 Kansas Street elevator has passed one inspection; 2nd elevator construction has started. It will be done by August 12th.

65 First Street, Unit 5K Studio, tenant passed away on April 5th. There were 2 wills submitted and two Power of Attorneys. Mr. Zisa has been handling this. Estate has a decent amount of money in it. Both attorneys are put on notice that once this is resolved, HHA will be getting rent payments from the estate. Mr. Zisa added HHA is just waiting for Courts, which could take another month. ED Feorenzo: HHA will be getting rent paid in full. HHA has a Court date at end of month to get lady out of #86; I've visited her apartment are 90% of possessions are out, but woman is still around.

New hand rail was installed on new bus and seniors are very happy as it makes it easier for them to get in and out of bus.

RFP for architect to do roof at 175 West Railroad, we have money allocated in the budget, which will be biggest capital improvement for this year.

I spoke with a Commissioner from Cliffside Park, wondering if our Board willing to do this; I'd have it ready for September. I'd like to add a "floating holiday" if ever needed, as this year 4th of July was on a Thursday. I polled most of our Board, they said yes, HHA could close, which I appreciate that. I'd like to add it to the policy that we have a floating holiday if something similar comes up again. What are your thoughts on that? Commissioner Stuart: it sounds good. Commissioner D'Arminio: it's okay with me. Commissioner Dukes: Yes. ED Feorenzo: I believe it's good for morale if holiday is on a Thursday, giving them a long weekend.

POLICE REPORT: There were 17 medical calls; no arrests in month of June. Time sheet states there was coverage every night from 6:00 P.M. to 2:00 A.M. Pleased to report that to you.

Mr. Feorenzo informed the board that he met with Joe Zisa, Commissioner Khoury & Mr. Snyder (via Zoom) to discuss the ongoing problem with the resident and her son in unit ___ at Oratam Court. Mr. Zisa indicated that he could use some outside legal assistance to evict this resident due to the issues with the SWAT team and potential violence by the tenant's son. He stated that the disturbances were creating an environment where the Housing Authority needs to protect the other residents against this individual due to his erratic and violent nature. Everyone agreed that outside counsel should be contacted to address this difficult issue as expeditiously as possible. Mr. Feorenze said he would work on bringing outside counsel as soon as possible and as an emergency situation. Mr. Feorenze later polled the members of the board and all agreed with this recommendation.

MISCELLANEOUS

At September meeting, I'll give you information on NAHRO Conference in November and hope a few of you are able to attend.

ADJOURNMENT – Motion to adjourn made by Commissioner Stuart; 2nd by Commissioner Dukes.

VOTE: AYES/All Present Commissioners (6)

Absent: Khoury