

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, OCTOBER 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: Vice-Chairman Blanche Stuart
Commissioner Marie Dukes
Commissioner Gino Tessaro
Commissioner Sarquis Pico
Commissioner Hani Khoury

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

Excused: Chairman Anthony Stassi
Commissioner May D'Arminio

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 and in-person 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's 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 – September 12, 2024

Motion to approve minutes of September 12, 2024 made by Commissioner Khoury; 2nd by Vice-Chairman Stuart.

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/D'Arminio

RESOLUTION #5.1 – 10-10-2024 – Approval of Contract for Sprinkler Maintenance

Winning bid was from Cerullo Fire Protection raising his cost \$300-400 from last contract 2 years ago. There was another bid at \$14,000. This is for a two-year contract at \$6,395.00; hourly rate would be \$195 for repairs and overtime, holidays is \$315.

Motion to approve Resolution #5.1 – 10-10-2024 made by Commissioner Khoury; 2nd by Vice-Chairman Stuart.

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/D'Arminio

CORRESPONDENCE

Per HUD regulations, HHA had tenant meeting to discuss 60 Kansas Street with those tenants. I spoke as did Mr. Snyder, who took minutes at the meeting. We had 28-30 people in attendance. I felt not one person was opposed to this plan. It's been given to our attorney with package to present to HUD to allow HHA to go with sub-division.

Mr. Snyder: There was a large turnout, those minutes attached to your Agenda. They had no major concerns about new building. Whatever parking being lost on side of building will be made up in back of building. That work will start first so no interruption in parking. Some questions were: when will it start, how do I apply for new building, etc. HUD requires this meeting because attorney discussed all requirements to transfer that property to non-profit corporation. One requirement is meeting with residents, to receive their question and comments regarding the new buildings, which we did. There is a package of materials HUD wanted; we sent it to the attorney – Frank Boren – he sent it to HUD and we're just waiting now to get approval from them. First approval to get us going is to sub-divide property – a big step forward. Next is agreement so non-profit controls property – next is to apply for funding sources. We're waiting to hear from HUD as to whether or not we get approval to proceed to next step.

Vice-Chairman Stuart: When moving parking behind the new construction, are you adding additional parking? ED Feorenzo: Additional parking will be at rear of building, taking a few trees down, but plenty of green space left and move picnic tables back closer to the building.

PAYMENT OF CLAIMS – SEPTEMBER 2024

Motion to approve payment of claims for September 2024 made by Vice-Chairman Stuart; 2nd by Commissioner Khoury.

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/D'Arminio

MANAGEMENT REPORT & UNFINISHED BUSINESS

HHA has \$695,000 left on mortgage on Housing Authority properties. \$350,000 principal payment will be paid January/February. By end of December 2025 HHA will owe approximately \$120,000 left on mortgage, and will be paid off. By end of 2025 mortgage will be paid in full, giving us \$15,000 a month to go towards repairs or General Budget.

Waiting List Report:

Senior Disabled Buildings – **Studios** - 666 on list with 67 applicants – 1 preference
0 with 2 preferences

1 Bdrm – 1,856 with 296 – 1 preference 0 with 2 preferences

2 Bdrm – 148 with 21 – 1 preference 0 with 2 preferences

Studio list goes down, people still apply, but many want 1 bedroom

Family units - **1 Bdrm** - 158 with 36 – 1 preference 6 with 2 preferences

2 Bdrm – 242 with 70 – 1 preference 42 with 2 preferences

3 Bdrm – 151 with 41 – 1 preference 17 with 2 preferences

4 Bdrm – 18 with 0 – 1 preference 0 with 2 preferences

Our ladies are doing a great job on these.

Late letters went out. This month we have about \$60,000 outstanding. We're staying on top of it, a while ago it was \$120,000. Thirty tenants haven't paid their rent this month out of 502. Percentage is going down. We have Court appearance around October 28th; some tenants owe quite a bit. Mr. Zisa and someone else will go to Court and get this rectified.

We had an inspection yesterday from JIF (Joint Insurance Fund). One inspector, Jay Montgomery, went over the right-to-know information with Carmine making sure that all of our chemicals are labeled properly and stored properly. Everything came out fine; we will update State of N.J. website with our chemicals.

Boilers have been prepped and everything ready for heating season.

OLD – NEW – OTHER BUSINESS – nothing at this time

REMARKS OF CITIZENS – nothing at this time

MISCELLANEOUS

I've received at least 10 compliments about our bus driver; seniors are very happy with him and bus service. League of Municipalities at convention for New Jersey NARUC the week of November 18th. Ms. Stuart is going. Any other Commissioners, please let Desiree know. She will get you hotel information. There is **no meeting in November**. If you need me, please call on my cell phone at any time.

ADJOURNMENT

Motion to adjourn made by Vice-Chairman Stuart; 2nd by Commissioner Khoury.

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/D'Arminio

Respectfully submitted, Deborah L. Alvarez, Secretary/Transcriber