

HACKENSACK HOUSING AUTHORITY  
65 FIRST STREET  
HACKENSACK, NEW JERSEY 07601

THURSDAY, DECEMBER 12, 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 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: 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 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 may they 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 – October 10, 2024**

Motion to approve minutes of October 12, 2024 made by Commissioner Khoury; 2<sup>nd</sup> by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

**RESOLUTIONS #2024-21 AND #2024-22**

1. #2024-21 - APPROVAL OF ANNUAL MEETING NOTICE FOR 2025

Motion to approve Annual Meeting Notice for 2025 made by Commissioner Stuart; 2<sup>nd</sup> by Chairman Stassi.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

2. #2024-22 – APPROVAL OF RENT WRITE-OFF FOR 2024

Rent write-off is for \$59,562; big one is Jackie Santos #A3 – moved out, never paid any balances, she was evicted.

Motion to approve rent write-off made by Commissioner Stuart; 2<sup>nd</sup> by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

**PAYMENT OF CLAIMS – NOVEMBER/DECEMBER 2024**

Motion to approve payment of claims for November/December 2024 made by Chairman Stassi; 2<sup>nd</sup> by Vice-Chairman Stuart.

VOTE: AYES/All Present Commissioners (6)

Absent: D'Arminio

**MANAGEMENT REPORT & UNFINISHED BUSINESS – ED FEORENZA**

Budget to Actual came in a little later than expected from Accountant. Fiscal year budget was \$3,208,000 – **Actual** was \$3,339,193. All our line items, bottom line is we projected to have Reserve for fiscal year ending 2024 \$187,840. After calculating and going over it with Accountant, we are \$632,482 above our budgeted Reserve, so actual for Reserve going to 2025 from 2024 budget, we are in **positive** \$820,322, which is really, good. Total in all accounts HHA has approximately \$11,500,000.

We had a SWEEP account, which you are aware of. Last year was 11 months; this year 12 months. The interest that was earned from Spencer Bank & Connect One came out to \$585,000 interest we had in the banks.

MR. SNYDER: Hackensack Housing Authority is in a terrific situation. Mr. Katchen came to the meeting and spoke about your audit report. He is projecting a surplus of \$820,000. There is no other housing authority projecting surplus like that; most of them are projecting budgets in a deficit position. HHA is in excellent condition, which is a testament to how ED Feorenza watches every dollar that is spent.

ED FEORENZO: As we have done previously, at end of January, I'm going to pay down the mortgage with a \$350,000 payment. December 2025, we will owe about \$125,000 on mortgage. Once I pay that down, we will have \$15,700 more each month, which will go to bottom line also, which is approximately \$190,000/year we'll put in bottom line also. It isn't just me, but the Commissioners giving me leeway to do what we need to do; staff performing to a high level, coming up with ideas to help; everybody doing their jobs.

We had an issue at 65 First with hot water heater. It blew again and is being replaced as it was under warranty. We have a backup right now, no problems. Middle of January we have Court dates with Mr. Zisa. There are about 8 cases. There will be more going forward. We've tried to give breaks to them, but one tenant owes \$12,000 – kept promising us, repayment agreements. Some owe \$7,500. I am easy to work with, don't want to throw anybody out, but it comes to a point where people don't pay their rent for a year.

Mr. Dave Van Tine used all his sick time/vacation. He will be off the books 12/31/2024, officially off as an employee of HHA. We will see money coming in from that also.

New Jersey NARUC Conference was in November. Vice-Chairman Stuart came down. VICE-CHAIRMAN STUART: It was very interesting; I always learn something. This time it was smaller.

There is no Old Business. V/C Stuart had a phone call from a tenant. Elevators at 60 Kansas Street were both down. ED Feorenzo: One was down, got fixed; then another one got fixed. There was a flood in someone's apartment. The Police Department came out on Saturday; the Fire Department shut things down. Maintenance company came out; one was operating quickly, other one was out of order. Both are working now; electrician signed off on them before the other one could be turned on.

Commissioner Khoury: Any update on construction project? ED Feorenzo: We had meeting with HUD; they're waiting for 2 items from us. Spencer Bank will have a letter next week releasing that portion of the property. HUD is looking for one other document called a PAR 58. One company cannot do it, Mr. Snyder will intervene on that and give us a quick update on PAR 38. Once the PAR 58 is issued to HUD, we should have approval to go for subdivision. Mr. Snyder: It's an environmental survey that HUD requires. It has to do with environmental items like how close you are to an airport, how close to railway lines. So when an environmental company fills that out, once they complete the report it has to be signed off on what's called **Responsible Entity**. In our case it's either the Mayor or City Manager. I've reached out to an environmental firm who has done this for me in other places relatively quickly. TTI out of Moorestown, New Jersey. We're waiting for a proposal. We'll send them old PAR 38 done probably done 6-7 years ago – 2017, and they can work off of it and update it. If we get it relatively quickly, then we can get HUD approval that will allow us to proceed with subdivision and site acquisition.

ED Feorenzo: Reserves that we have, \$1.5 million from City, we're looking to get 3 to 3.5 from here, which still leaves us \$825,000 in Reserves and maybe go to a bank for \$1 million for this 30-units for non-profit/senior citizens in Hackensack.

## ADJOURNMENT

Motion to adjourn made by Chairman Stassi; 2<sup>nd</sup> by V/C Stuart. So approved by all.

Meeting adjourned at 2:22 P.M.  
2024 December 12 - HHA

Respectfully submitted: D.L. Alvarez