

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, FEBRUARY 13, 2025

**(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 meeting to order.

ROLL CALL

Present: Vice-Chairman Blanche Stuart
Commissioner Marie Dukes
Commissioner Hani Khoury
Commissioner Sarquis Pico
Commissioner Gino Tessaro

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

Absent: 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 12/7/2024.

Meetings are scheduled to be held remotely for members of the public. All meeting 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 – January 9, 2025

Motion for approval of minutes of December 12, 2024 made by Commissioner Khoury; 2nd by Vice-Chairman Stuart.

VOTE: AYES/All Present Commissioners (5)

Excused: Stassi/D'Arminio

RESOLUTIONS – nothing at this time

CORRESPONDENCE

Annual NJNAHRO Conference – There is a Spring Conference April 27-April 30 at the Borgata in Atlantic City. All Commissioners received information in their packet. If interested, please call the Office, speak to Desiree, she'll get you a room and make payment to hotel for you.

PAYMENT OF CLAIMS FOR JANUARY 2025

Motion to approve made by Commissioner Khoury; 2nd by Commissioner Tessaro.

VOTE: AYES/All Present Commissioners (5)

Excused: Stassi/D'Arminio

MANAGEMENT REPORT & UNFINISHED BUSINESS

ED Feorenzo reported there were 2 lockouts last week. Tenants owed quite a bit of money; one moved out a few days prior to lockout; other one moved out day before. Each knowing they couldn't come up with the money. One more lockout is coming next week; Court messed up with their address, HHA refiled. After those 2 people were removed, documents placed on their doors, many other people came in the next day and pay rent. I instructed staff is someone is a month late, we're sending them a Letter of Default immediately. I don't want this getting out of hand. Not only does it help us, but it shows the tenants we are serious and that they need to come up with the money before we take action. They're receiving these letters for 2 months. Our late payments have been going down and all receivable have been going down. Letter we send out to them after 10th of the month is helping a lot. Tenants are paying attention.

NON-PROFIT 30 UNITS – We submitted everything that they requested to attorney; Spencer Bank gave me the notice, they're taking the lien off 60 Kansas Street and we did the PAR58 for the environmental. Mrs. Fox at HUD has everything she needed for the past 2 weeks. Mr. Snyder spoke to our attorney today; he will reach out to here today or tomorrow to find out when she will give us the approval so we can go for the sub-division. I contacted Albert Dibbs from Hackensack; he's still planning on giving us \$1.5 million towards the project. We are still investigating if we should finance this through HHA. We'll have an answer in a week or two. Mr. Snyder called several auditors he knows, it looks very promising.

This past week has been very challenging to the maintenance men. These snowstorms during the night and holidays – I have to say in going to check on them and help them out, they have done a nice job. No slip and falls (knock wood). They've been keeping up on their snow logs; every time they start a plow and salt, it's in the snow log just in case we have a law suit; we have everything documented that we have done.

We are waiting for HUD so we can get this taken care of. As soon as she tells us, we will have another non-profit meeting and I will release the architect to start schematics so we can get an HHA 13 February 2025

approval for 30 units. Vice-Chairman Stuart is not on the Board, but she is what you call pro se, she will be involved in meetings and see what's going on and report back to the Housing Authority on the status of it and how it's being rented.

The best thing about this project is it's for Hackensack residents only, which is a win-win for the City.

OLD BUSINESS – nothing at this time

NEW BUSINESS

Vice-Chairman Stuart got a call from a tenant who asked about the Rec Room at 230 Central Avenue as the sub-station is gone. Do they have a tenant's association? ED Feorenzo said no. V/C Stuart said they wanted to use it, but there's no tenant association to manage it. ED Feorenzo said last time it was used, kids got out of control. If someone wants to approach me, they want to do after school studies, take care of it, have a list of who is coming in and managing, we can do that. They have to contact me.

OTHER BUSINESS – nothing at this time

NO CITIZENS ONLINE

ADJOURNMENT

Motion to adjourn made by Commissioner Khoury; 2nd by Commissioner Dukes.

VOTE/AYES: All Present Commissioners (5)

Excused: Stassi/D'Arminio

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber