

HACKENSACK HOUSING AUTHORITY  
65 FIRST STREET  
HACKENSACK, NEW JERSEY 07601

THURSDAY, APRIL 10, 2025

**(A condensed version of taped minutes of Regularly Scheduled Monthly Meeting  
Hackensack Housing Authority commencing at 2:06 P.M.)**

Executive Director Anthony Feorenzo called the meeting to order.

**ROLL CALL**

Present: Chairman Anthony Stassi  
Vice-Chairman Blanche Stuart  
Commissioner Hani Khoury  
Commissioner Sarquis Pico  
Commissioner Marie Dukes

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

Absent: Commissioner May D'Arminio  
Commissioner Gino Tessaro

**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 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 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 – March 20, 2025**

Motion to approve minutes made by Commissioner Stuart; 2<sup>nd</sup> by Chairman Stassi.

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Tessaro

## **RESOLUTIONS #2025-5 – RENEW EXECUTIVE DIRECTOR'S CONTRACT TERM BY ONE YEAR**

Mr. Snyder read the contents of Resolution #2025-5, as requested by Executive Director Feorenzo, into the record.

Motion to approve the extension of Executive Director Feorenzo's contract made by Chairman Stassi; 2<sup>nd</sup> by Commissioner Khoury.

Mr. Snyder explained he is charged annually to do the review of ED Feorenzo's contract, which Mr. Snyder completed in the Commissioners' packet; having also met previously with Personnel Committee. Commissioner D'Arminio has excused absence today, but present when evaluation was discussed. The committee is also recommending that the contract be renewed for an additional year.

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Tessaro

ED Feorenzo thanked the Commissioners for their confidence in him.

## **CORRESPONDENCE**

Mr. Snyder noted to Commissioners that evaluation for ED Feorenzo was included in packet they each received. There were no questions or concerns. He is creative on development of units at Kansas Street.

## **PAYMENT OF CLAIMS**

Motion to approve payment of claims for month of April made by Commissioner Khoury; 2<sup>nd</sup> by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Tessaro

## **EXECUTIVE DIRECTOR'S REPORT**

RFP done with an attorney who does housing authority RFPs. This RFP is for solar landscape, meaning we get proposals from companies that are registered in State of N.J., who get solar credits for solar farms and other rooftop areas. If we sign up with them, we will get 20% off our PSE&G electric bill at no cost to HHA, meaning a savings of 7-\$8,000/month. No cost to HHA. I'm waiting for the bids to come back with RFP. I'll then bring it to the Board's attention; bring in one of these companies. We do not have to pay attorney doing RFP, as he gets paid by solar company. Benefit is 20% on electric bill.

We had an issue on our bus. One woman started cursing out bus driver; she wanted him to bring her carriage on the bus, leave her by the door, a few cases of water. He called me and I said by no means do we leave a carriage by the front. We have insurance regulations. She has to get the bottles on the seat, collapse carriage. At first she was sitting by the steps; I

reminded him. Then she called Jamie, Jamie reminded the tenant this is a courtesy. If she's going to continue that, she will not follow rules and regulations, as we have insurance regulations to follow, she will be barred from the bus. I spoke with Jamie today and think it will be under control. The bus driver instructed that if people don't appreciate it and act up, they're on their own. If he gets hurt, we can get sued.

I'm going to bid in a few weeks for a new roof at 175 W. Railroad. We have money that was allocated for last year in the budget. Fine with that.

I gave a report previously, we had evictions on tenants. People owed \$150,000. Thank you to Mr. Zisa. One tenant moved out on their own. Other 3 that owed over \$9,000 all came up with the money and paid. This month my late report, and as of today, which is the 10<sup>th</sup>. Two months ago, we were down \$115,000; today only \$66,000. People still come in on 15<sup>th</sup>-16<sup>th</sup> and pay. Credit downstairs and Mr. Zisa and all of us for getting this under control and 90% of late report is people only owing for one month. No more big balances.

Next year we'll have retirements coming up. The way it will be structured downstairs, we'll save between 90 to \$100,000. I'll go over that when retirement comes.

I've discussed this with Chairman Stassi and Vice-Chair Stuart already. In going through Policy with Mr. Snyder, finding something I don't think is right, should have picked up on it, and never knew it was in here. It states: "At the time of the employee's death, all health care benefits shall cease for both employee and spouse." It means that if somebody has been here 25 years, he passes; his spouse no longer has coverage. I don't think it's fair; we have the money to do it. Suppose it was a stay-at-home mom or somebody who didn't have insurance – relying on their spouse – that person passes, even if they retire and he/she gets medical, they pass, person could be 70 years old without benefits. I would like to do a resolution next month, taking that line item out of personnel files. Chairman Stassi and Vice-Chair Stuart have no issue with it. Do any other Commissioners have an issue with it? COMMISSIONER KHOURY: How long would that be in effect? ED FEORENZO: Until the person passed – lifetime. When Mr. Snyder was Executive Director here, it came up and he had to take the insurance away from the woman. MR. SNYDER: An employee, Carvey Lynch, who was here many years, lived in one of these buildings, passed away and his wife, Edwina, her medical insurance was taken away from her. Most other places that provide lifetime health benefits for spouses were the only place I saw benefits taken away. Statistically, women live longer than men. Many times, the man passes, and his wife is without insurance. Once you're on Medicare, which is 65, our insurance becomes secondary anyway. The expense is not what it is as when you're working and paying that full medical coverage.

In 2014 or 2015 Governor Christy put in Chapter 78, which meant any public employee: schoolteacher, State employee has to pay into their medical. That law went off the books in 2017. I froze everybody's medical from 2017 to now so any increase in medical coverage, the Authority picks it up, hasn't hurt us at all. In talking to various municipalities, police forces and housing authorities and instead of them giving employees for a year, they were wiping this out and if you're able to afford it, they're not making employees pay into benefits any longer. When I started here, Chapter 78 was on the books and I had to pay, but most of the employees here were shocked by it. I'm looking to get feedback from entire Board, having spoken to Chairman Stassi and Vice-Chairman Stuart about it. By eliminating the payment, not giving them a percent raise this year, doing a Resolution that if the Housing Authority, then cannot afford it, it goes back to what they were paying in 2017 percent. The cost of living is going through the roof. This just helps out the employees and with the retirements we have coming

up, with getting mortgage paid off at end of 2025, just with paying of the mortgage, we save \$187K. Today if I wiped out medical, it cost HHA an additional \$46,000 of premium costs, which I don't think is a lot of money. Then with other retirements coming up, cell towers, we bring in without anything else around 500 to \$600,000 that goes to the bottom line for HHA, and we still have about 9 to \$10 million in surplus. So is my recommendation. I'd like to get feedback from rest of the Board on that as it's a very important item.

COMMISSIONER KHOURY: Have we checked, is there going to be any kind of tax issue for employees in getting this benefit? ED FEORENZO: No, what happens right now – any medical that you pay is pre-tax dollars, so if somebody's paying \$100 a week, it's pre-tax. If it goes into their check and they're not getting medical, they're going to get taxed on that money. So if their salary goes up, they will be paying taxes on it, because it's salary. COMMISSIONER KHOURY: Would you do this on a permanent basis or on a year-by-year basis? ED FEORENZO: I'd like to do it permanently and have a Resolution that if HHA seems that it cannot afford it, it will revert back to 2017 payment that employees were paying. A Resolution we can always go back to 2017.

ED Feorenzo asked Commissioners Dukes and Pico their opinions as well. He reiterated it would be in the Resolution, if it's not financially prudent for HHA to continue, it would revert back to 2017 cost. It would stimulate the staff, as they typically get 3-4% a year. This would come out to about 3-3-1/2% and they would not get a raise this year; it would just not be paying into their health care, but following year, if HHA has the money, they will get their raise. I think it's a win-win for them.

#### **OLD BUSINESS – nothing at this time**

#### **NEW BUSINESS – nothing at this time**

#### **OTHER BUSINESS**

Commissioner Stuart noted at 164 Beech, wind coming off the (inaudible) is blowing out screens. ED Feorenzo said HHA has heavier screens that we're putting up, but they must call the Office and let them know.

ED FEORENZO: I got a call Monday that at 175 W. Railroad, the big room, somebody walked off with the flat screen TV. I'm going to Costco, get another one and try to nail it down for them. Carmine found the person on Saturday on the tape, full face view, cops came, when police report done, detectives will come and look outside the parking lot, see what kind of car and license plate. They walked out with it, like it was theirs. We'll get to the bottom of it.

#### **ADJOURNMENT**

Motion to adjourn made by Vice-Chairman Stuart; 2<sup>nd</sup> by Chairman Stassi.

VOTE: AYES/All Present Commissioners (5) Absent: D'Arminio/Tessaro

Respectfully submitted,  
Deborah L. Alvarez