

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

THURSDAY, JUNE 12, 2025

(Condensed Version of the Minutes of the Regularly Scheduled Meeting
of the Board of Commissioners Commencing at 2:00 P.M.)

ROLL CALL:

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

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

Absent: Chairman Anthony Stassi
Commissioner May D'Arminio

OPEN PUBLIC MEETINGS STATEMENT

"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 forty-eight (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 – MAY 8, 2025

Motion to approve the minutes of May 8, 2025 made by Commissioner Dukes; 2nd by Commissioner Stuart.

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/D'Arminio

RESOLUTIONS #2025-10 AND #2025-11

1. RESOLUTION #2025-10 – SOLAR CONTRACT - DIMENSION ENERGY

Motion to approve solar contract with Dimension Energy made by Commissioner Khoury; 2nd by Commissioner Dukes.

ED Feorenzo explained bids went out last month. State of N.J. has a program regarding solar farms. Companies are allowed to install solar panels on warehouses, on top of office buildings. These contractors that do this get solar credit, they must find people to give solar credits to for a refund. HHA investigated this; government approved it; State approved it. We did an RFP and this company is from Massachusetts, will not cost HHA any money. Two companies responded for RFP, spoke with our consultant, Chad Whitaker, who assessed what savings could be. It was determined Dimension Energy would take their solar credits and solar projects, give to HHA, in which HHA will be getting close to 40% savings on our electrical bill. It's no cost to HHA. Company pays the consultant direct. It will be a 5-year contract, which HHA can get out of at any time. All HUD and State approved.

Those buildings would be: 60 Kansas Street, Barcelona Court (164 Beech), 175 W. Railroad and 230 Central. There are 3 types of meter readings: meter reading, GLP and there is one other type of meter reading, which I forgot. Those buildings qualify for GLP meter reading. Other meter reading takes a little more for the contractors to get their reimbursement. It's less of a percent. Dimension Energy decided not to go after it, because they're not sure they can get at this point.

Reason for other resolution, other company, Active Solar – if other buildings come on-line, which would be Newman & Railroad and 65 First Street – reason 65 First didn't qualify for the "average one" because it takes a lot more energy to run this building, so there are more kilowatts being used. Percent would be less, which is why Dimension Energy decided to pull it back and not keep in their portfolio. But Active Solar, which is a bigger company around the State/Country is working with Linden and Union City to put solar panels on these warehouses in areas in here, and we will get their credits, if it goes through.

Reason I want Resolution 2025-11 is, if we can get 65 First Street and Newman & Railroad on-line, that would be another \$137,000 savings on our electric bill. We can have a total of \$230,000/year in electrical credits.

Dimension Energy is giving us 40%. Active Solar would give us 35% off the bill, which is why we elected to go with the one we have now – Dimension Energy. This would be starting in December and be guaranteed. Our consultant is pretty confident that Active Solar will get the Linden Project done and we would get that also.

Mr. Zisa asked if the consultant is the HHA consultant. ED Feorenzo: HHA hired him and HHA can get out of contract any time we want. Mr. Zisa: What I've heard in the past is that they will sign someone up and then after a year (inaudible). ED Feorenzo: There is no cost to the Housing Authority no matter what. Even if the State decreases it by 5%, we're still getting the savings on the electric. Only way it won't be free is if the State sends out a memo and they send it to us. They cannot arbitrarily decrease it.

Vice-Chairman Stuart: When you say 175 Railroad, are you including 164 Beech? ED Feorenzo: Yes. I am hoping other two Active Solar will get from Linden and Union City. We will be saving a lot of money. Commissioner Khoury: This doesn't involve setting anything on the buildings, like solar panels or anything along those lines, correct? ED Feorenzo: That is correct. Solar rebate is coming from them, dealing with other towns on their warehouses and other properties. We have nothing to do with solar panels. Commissioner Khoury: It's basic redistribution of the credits that they've gathered from their other projects. ED Feorenzo: That's correct. Mr. Zisa: What is their benefit? ED Feorenzo: I don't want to ask. They're getting money from the State somehow. All I'm worried about is us getting our savings. I believe they're making more power than they need.

ROLL CALL VOTE:

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

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/D'Arminio

2. RESOLUTION #2025-11 – APPROVAL OF SOLAR CONTRACT WITH ACTIVE SOLAR USA

Motion to approve Resolution #2025-11 made by Commissioner Stuart; 2nd by Commissioner Dukes.

ROLL CALL VOTE:

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

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/D'Arminio

PAYMENT OF CLAIMS

Motion for payment of claims made by Commissioner Dukes; 2nd by Commissioner Khoury.

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/D'Arminio

MANAGEMENT REPORT AND UNFINISHED BUSINESS – ED FEORENZO

A few weeks ago, phone call was received by me that someone was staying with their Grandmother at 164 Beech. Grandmother wanted granddaughter out of her apartment along with a baby. Big issue going on. Police wouldn't get involved. Mr. Zisa was going to file for eviction, but it turned out okay. Child Services called; Grandmother was nervous about kicking granddaughter out, heated arguments. Child Protective Services came, they were able to find a place for granddaughter to live. All turned out fine, we had no issues.

There was an issue here at 65 First, sort of the same thing. Woman living in a studio with 2 grandchildren. I warned her last year as it was 2 grandchildren and woman's daughter at night. First, they said we gave them permission in the summer, which is not true. Jamie and I confronted the daughter. Yesterday and every day she has a mini-van to pick up the little kids to take them to a school out of town. We told daughter, you're not allowed to do this. She said you gave my mom permission for the summer. We told her she has a week to get out and we told grandmother. Grandmother said her daughter works at night, so I watch the babies at night for her. We told her it isn't acceptable, daughter doesn't work at night. Your grandkids are staying at night, sleeping here and I'm getting complaints of noise at night and people running around in the hallways.

We gave them a week to get it straightened out. If it does not, then I will hand it over to Mr. Zisa to take legal action. It is a studio apartment filled with clutter and 4 people living there. I'm trying to work it out myself; they have one week and then I'll reach out to Mr. Zisa.

I met with HPD as they have new cameras out. They're a little expensive, but I hope to get a grant. These cameras do a 360 degree radius, and go right to HPD. HPD can monitor any corner of our buildings. They have in a lot of apartments now. There is a substation, but I don't know how they do it, there is someone in the command station monitoring this. If there's an issue, buzzer or if something happens on the TV, it immediately notifies them. I'm looking to get 6-8 cameras @ \$5,000 each. If I don't get a grant, I'll bring it back to the Board. We have the money, it would be a good idea, but I will consult with the Board before I do it. Best thing is it's recorded right to the police station.

The police are constantly coming here and looking through our tapes: accidents in the streets, somebody says something happened here in the front of our building. This will save a lot of time. It is to benefit them. If somebody calls, they can get on the camera and see what's going on. HHA would not have access to those cameras. Our cameras only tape 30 days. I would put one in each building and have to figure out how to cover Newman & Railroad, the family units down below. Cameras go 360; just amazing how clear they are. You can read a license plate with it. Commissioner Stuart asked if there was any way to back up HHA cameras more than 30 days. ED Feorenzo: We have commercial DDRs. I don't know if there is a system that goes longer. We did have an issue and a lady sued because she fell at 164. We haven't heard from her attorney, but as soon as we got the video I sent it to JIF and I have her flagged in case.

Update on Waiting List

As of today – June 12, 2025

FAMILY UNITS – 1 bedroom – 110 on list – 17 with 1 preference
5 with 2 preferences

- 2 bedroom – 154 on list – 47 with 1 preference
2 with 2 preferences
- 3 bedroom – 89 on list – 21 with 1 preference
12 with 2 preferences
- 4 bedroom – 12 on list – no preferences

STUDIOS - 562 on list – 62 with 1 preference/0 with 2 pref.

1 BEDROOM - 1,595 – 317 with 1 preference/1 with 2 pref.

2 BEDROOM - 114 – 20 with 1 preference/0 with 2 pref

Anybody on 1 bedrooms/studio if not a Hackensack resident, you're not getting in. When Hackensack resident applies and ex-military, they jump right to top of the list. Computer system we have is phenomenal. Mr. Zisa asked if one-bedroom apartments could be made into 2-bedrooms. ED Feorenzo said it would be too expensive and 4-bedrooms on 2nd floor, problem with drainage and piping. It's not feasible.

HHA going in front of Mayor & Council next month, who have hired a City Planner of Redevelopment for 60 Kansas Street so we can get the seniors the 30 units for Hackensack residents. We will go in front of the Planning Board once the schematics are done as a courtesy review under the HHA to get these 30 units approved quickly for the seniors. Again, **for Hackensack seniors only.**

Once the project is done, it would be turned over to Non-Profit and HHA would get their money back when Non-Profit takes the mortgage. City of Hackensack currently will give us \$1 million to \$1.5 million. I will wait until new administration comes out and see what they have in their Affordable Housing Fund, maybe they can give us money to build this. Commissioner Stuart, you are not on the Board, but you can come pro se to that meeting.

Commissioner Stuart: A few years ago we asked about empty lots owned by the City, did we ever get an answer. ED Feorenzo said no, we never got them. Commissioner Stuart will work on it again.

ADJOURNMENT

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

VOTE: AYES/All Present Commissioners (5)

Absent: Stassi/D'Arminio

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber