

**HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601**

THURSDAY, JULY 10, 2025

(Condensed Transcription of Regular Meeting of
Hackensack Housing Authority Commissioners' Meeting)

ROLL CALL

PRESENT:

Chairman Anthony Stassi
Commissioner May D'Arminio
Commissioner Marie Dukes
Commissioner Hani Khoury
Commissioner Sarquis Pico
Commissioner Gino Tessaro

ABSENT: Commissioner Blanche Stuart

ALSO PRESENT:

Executive Director Anthony Feorenzo
William Snyder, Consultant to the Board
Joseph Zisa, Esq., Counsel to the Board
William Katchen, Accountant to the Board

OPENING 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 December 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'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 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 behavior such as, but not limited to shouting, interruption and use of 'profanity.'

FLAG SALUTE

APPROVAL OF PREVIOUS MEETING MINUTES – JUNE 12, 2025

Motion to approve minutes of June 12, 2025 made by Chairman Stassi; 2nd by Commissioner D'Arminio.

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

RESOLUTIONS #2025-12 THROUGH AND INCLUDING #2025-14

1. RESOLUTION #2025-12 – HUD BUDGET PROCLAIMER RESOLUTION

Motion to approve Resolution #2025-12 made by Chairman Stassi; 2nd by Commissioner Tessaro.

2. RESOLUTION #2025-13 – STATE BUDGET INTRODUCTION

State budget is introduced by Mr. Katchen for fiscal year 2025-2026 at this meeting; it is voted on and at September meeting, it is adopted.

Motion to approve Resolution #2025-13 made by Commissioner Khoury; 2nd by Chairman Stassi.

MR. KATCHEN: Even though HHA is no longer governed by US HUD as far as revenue and expenses, HHA is still required for the HUD User Agreement/RAD User Agreement to consider a budget, which is comparable to what was provided when you were public housing.

First resolution that was considered has revenue and expense for all HHA units with a projected net revenue over expenses for the following year of \$276,830. I'd like to note that includes paying off balance of mortgage that was taken when you converted to RAD, \$276,830. The challenge has been over the last few years, fortunately with conversion to RAD you've been able to meet it by virtue of revenue source, is increased insurance premiums, increased health insurance premiums and recently increased utility costs, but even with that we project an excess next year, including paying off the mortgage, of \$276,830.

ED Feorenzo: We are going to continue paying our monthly payment and at the end of the year we will pay off the balance of the mortgage around \$197,000.00.

MR. KATCHEN: The second resolution refers to the State of New Jersey budget. Now under the normal Authority's Fiscal Control Act, they ask that the budget be submitted to the State for review 60 days in advance of start of the year, so that would be on or before August 1st. It's now submitted electronically through their FAST system. It's become very efficient and very effective and if the Board so desires to approve it today, ED Feorenzo will provide me with the vote and I will upload this budget to the State for their review. They turn it around in about 48-72 hours. At your next Board meeting, the budget will be presented after the State has approved it for adoption – considering to adopt this budget.

This budget in terms of revenue has \$6,455,638 and appropriation for expenditures of \$6,178,808, which is because you have one program; a net revenue projected of \$276,830, which is what is reflected on the proposed HUD budget. Additionally, the State budget includes a capital budget for \$325,000, which is ED Feorenzo's projection of roof replacement work in the next year and that would all be funded out of the Reserve for Repairs & Replacements. The budget provides adequate surplus, it provides adequate reserve funds to do the roof and it's my recommendation as your accountant, that you consider it for introduction approval to be submitted to the State for their review. HUD does not receive the budget, they will receive the Resolution, if the Board so desires to approve it.

Mr. Zisa asked Mr. Katchen, if HHA doesn't want to pay the mortgage off at end of the year, they don't have to, correct? Mr. Katchen: HHA has an 18-year mortgage, so you don't have to pay it off. ED Feorenzo: In paying mortgage off, HHA saves \$15,800 a month.

ROLL CALL:

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

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

3. RESOLUTION #2025-14 – NEW JERSEY AUDIT CERTIFICATION – FYE 9/30/24

Motion to approve Resolution #2025-14 made by Chairman Stassi; 2nd by Commissioner D'Arminio.

MR. KATCHEN: "The audit was prepared by an independent certified public accountant, Policari & Company, who has prepared the audit over the past 15 years. In addition, they uploaded it to the HUD REACT website on or before June 30th of this year, which was the deadline for submission as well as the Federal Clearing House. There are no audit findings or recommendations. The Resolution that's before you acknowledges, if the Board so desires to approve it, that you've received the audit and specifically you reviewed the section of Audit Findings & Comments, if any. There were none. They had no changes to my financial statements and completed the work. They were at HHA one full day, 3 people, and a few days back at their office. The approval of this Resolution would allow ED Feorenzo to upload the audit, the Resolution to the State website at which time ED Feorenzo would advertise the synopsis in whatever newspaper as upload it to your website. Thank you."

There were no questions or comments.

ROLL CALL:

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

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

PAYMENT OF CLAIMS

Motion to approve payment of claims for June 2025 made by Chairman Stassi; 2nd by Commissioner Khoury.

Commissioner Khoury asked about Unicorn payment? ED Feorenzo: He is contractor for painting, landscaping, doing floor scrubbing and cleaning.

VOTE: AYES/All Present Commissioners (6)

Absent: Stuart

MANAGEMENT REPORT & UNFINISHED BUSINESS – ED FEORENZO

Every 2 years, the RFPs and RFQs go out. RFQs are for (inaudible), accounting, legal and (inaudible). We have a 1-year bid and can extend it for 1 year. The accountant is extended for a year because he's only had 1 year. We also have many RFPs to be done in September and many resolutions: flooring, painting, electrical, HVAC, insect services, termites, auditor, plumbing, etc. Once we get bids, and I've advertised them already, RFPs and RFQs are on website. We have Star Ledger & The Record. Sealed bids will be back here on August 14th. At September meeting we will present them, award them and contracts begin October 1st – 2-year contracts ending September 30, 2027.

We did solar RFPs; they were shown to our Qualified Purchasing Agent. He wants to make sure this gets done properly. We did not award anything yet; not break any State laws and trying to set up a call soon. Mr. Zisa will be on the call, and if Mr. Katchen doesn't think this is done properly, and we have to do it again with different language, we will do it.

Last month we had \$30,000 in rents not being paid, this month it's up to \$40,000, but some people are coming this afternoon after a letter was sent out. I've sent letters to our attorney, who sent documents to tenants – a 30-day notice (about 20) and hopefully, when they receive those letters, we will get payments and things are working out well. It is a testament to Mr. Zisa and ladies in the office.

At 65 First Street, over a year ago, we replaced 2 hot water heaters. One of them had a leak, it was replaced, and had a leak for the 3rd time. Bradford White, manufacturer's rep came out here Friday and again yesterday with 2 plumbers. They will replace the whole system for free,

no cost to HHA and instead of two 120-gallon quick recovery hot water heaters, they're going to give HHA three 100-gallon. They are admitting that the 120's have been having issues (this batch that was produced). They are taking it on the chin and giving three 100-gallon hot water heaters, which is more than adequate for this building. They will be a 3–4-hour downtime.

The Affordable Housing Project, we have a new Mayor and Council. In a week or so we'll have a meeting with Mayor and City Manager; hopefully, Mr. Zisa can join us and talk about the financing they're going to give us towards the project. We have drawings and schematics done and hopefully next month we go in front of the Planning Board for a courtesy review. Mr. Snyder and I talked today; we can do 2 stories for \$20 million. Commissioner Khoury requested Commissioners be notified when HHA is going before the Planning Board. A Courtesy Review would be with the Chairman and Vice-Chairman at 7:00 P.M. Your support would be great.

(There were no questions on ED Feorenzo's management report.)

OLD, NEW OR OTHER BUSINESS – nothing at this time

The HHA office is on summer hours. City gets out at 1:00 P.M. HHA staff leaves at noon on Fridays.

ADJOURNMENT

Meeting was adjourned at 2:27 P.M. There is no Hackensack Housing Authority meeting in August.

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber