

HACKENSACK HOUSING AUTHORITY
65 FIRST STREET
HACKENSACK, NEW JERSEY 07601

(This is a condensed version of minutes of
regularly scheduled meeting of the
Board of Commissioners commencing at 2:00 P.M.)

JUNE 11, 2026

PRESENT: Chairman Anthony Stassi
Commissioner Rommy Buttafuoco
Commissioner Hani Khoury
Commissioner Sarquis Pico
Commissioner Blanche Stuart

ALSO PRESENT: Executive Director Anthony Feorenzo
William Snyder, Consultant to the Board
Joseph Zisa, Esq.

ABSENT: Commissioner May D'Arminio
Commissioner Marie Dukes

ROLL CALL

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, posting of said notice on the official bulletin board in the Municipal Government Building and delivery of same to the Bergen Record and Star Ledger on December 7, 2025.

Meetings are scheduled to be held remotely and in person. All meeting access information and agenda related documents will be posted at least 48 hours prior to the meeting on the Housing Authority's website at hackensackhousingauthority.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, those 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 MAY 2026 MINUTES

Motion to approve meeting minutes made by Commissioner Buttafuoco; 2nd by Chairman Stassi.

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

PAYMENT OF CLAIMS FOR MAY 14, 2026

Motion to approve payment of claims for month of May 14, 2026, made by Commissioner Buttafuoco; 2nd by Chairman Stassi.

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

1. RESOLUTION #2026-6-11-1 – RESOLUTION ALLOWING HACKENSACK HOUSING AUTHORITY TO DO ELECTRONIC FUNDS TRANSFERS

Speaking with JIF and Cyber Security in banks, it is much safer procedure now in mailing checks. This gives ED Feorenzo authority to do this. Bills come in, are processed, still be approved at Commissioners' meeting. Before they go out to a wire, ED Feorenzo reviews them, then wired. No check signing except on certain vendors and certain bills.

Commissioner Buttafuoco asked if some sort of procedure like this could be done for residents? ED Feorenzo answered a survey that was done a while ago, 90% said no; but will look into it again. Seniors don't do it. About 5% of the tenants responded they want to do it. ED Feorenzo will do it again. Some tenants have their banks mail checks directly to HHA. Every building has a drop box in the Community Room that's secured and locked for seniors. Family members have to come here or mail it. No personal checks are taken. It's either money order or cash. It was implemented prior to me coming here. I can look into that.

Commissioner Khoury asked what safeguards are in place that information HHA is receiving is correct (inaudible) especially re: wire transfers. ED Feorenzo: Prior to anything, vendors we are using will fill out forms, give us their routing information, give us their bank information and prior to anything being done, we will make sure that is the bank and routing. PSE&G will not be done this way. When we sent one large check, they did not apply to all our accounts, had us past due on certain accounts. Unless they allow us to do one wire transfer for each account, we will still send checks to them. Commissioner Khoury was satisfied with explanation.

Motion to approve electronic fund transfers made by Commissioner Buttafuoco; 2nd by Chairman Stassi.

ROLL CALL VOTE:	Commissioner Dukes	Absent
	Commissioner Pico	Yes
	Chairman Stassi	Yes
	Commissioner Stuart	Yes
	Commissioner Buttafuoco	Yes
	Commissioner Khoury	Yes
	Commissioner D'Arminio	Absent

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

2. RESOLUTION #2026-6-11-2 – APPROVAL OF COMMUNITY SOLAR ENERGY CONTRACTS

We went back out to bid with RFP with our Consultant; received 2 bids that came back. Bid we are awarding is giving us 40% savings on our electricity bill. It would start mid-year sometime, guaranteed 40%, which will be in contract. A different attorney familiar with this is reviewing contract from the solar company. We are not putting solar panels on our roof. This company talks to State, find warehouses, other locations to put big, massive panels on roofs; public housing agencies can get credits for this. People who are installing these get a fee from State for getting these solar panels up. We benefit by publicly bidding this, reviewing it, awarding contracts. There is a possibility we can save between \$150,000-\$200,000 a year on electric bills. I'm quite sure we'll save \$100K/year; not bad savings. If this works out well, Bill and I will bring it to NJNARUC and let everybody else know about it. State is stringent on how many are given out, we were fortunate enough these 2 vendors had credits available, and they applied to our RFP. Panels are not in Bergen County; we just get solar credits. Nothing to do with locating panels, where they are put on roofs or what county they're in.

Motion for approval of Community Solar Energy Contract for Solar Panels made by Commissioner Stuart; 2nd by Commissioner Buttafuoco.

ROLL CALL VOTE:	Commissioner Dukes	Absent
	Commissioner Pico	Yes
	Chairman Stassi	Yes
	Commissioner Stuart	Yes
	Commissioner Buttafuoco	Yes
	Commissioner Khoury	Yes
	Commissioner D'Arminio	Absent

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

A QPA looked at this also. It went out once before, and rejected it because it wasn't done properly, so now we followed all State guidelines. We're in good shape.

3. RESOLUTION #2026-6-11-3 – APPROVAL OF REVISED MEETING SCHEDULE

Motion to approve revised meeting schedule made by Commissioner Buttafuoco; 2nd by Chairman Stassi.

ED Feorenzo noted 2 months ago several Commissioners requested meetings be moved to 4:00 P.M. We will be doing that after the July 2026 meeting. It will be advertised, brought to Borough Hall, ad put in newspaper and starting September 10th, October 8th and December 10th – meetings will be at 4:00 P.M.

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

PAYMENT OF CLAIMS

Motion to approve payment of claims made by Chairman Stass; 2nd by Commissioner Khoury.

Commissioner Buttafuoco asked what Unicorn is? ED Feorenzo said they are contractor that HHA did RFP and won painting contract, landscaping contract and cleaning contract. Lowest bidder on all three.

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

MANAGEMENT REPORT – ED FEORENZO

USE OF BUS: Mondays to Shop Rite

May 4th – First St. – 4 people/Beech St. – 4/Kansas St. – 8 people

May 18 - First St. – 4 people/Beech St. – 5/Kansas St. – 5 people

June 1 - First St. – 4 people/Beech St. – 3/Kansas St. – 5 people

Average about 14 a day out of 305 units.

Dollar Tree Store - Tuesday

May 5th – First St. – 0/Beech St. – 3/Kansas St. – 2 people

May 19 – First St. – 1/Beech St. – 2/Kansas St. – 0

May 26 – First St. – 3/Beech St. – 3/Kansas St. – 0

June 2 - First St. – 2/Beech St. – 1

Aldi - Wednesday

May 6th – First St. -3/Beech St. – 2/Kansas St. - 0

May 13 - First St. – 5/Beech St. -2/Kansas St. – 2

May 20 – First St. – 3/Beech St. – 2/Kansas St. – 0
May 27 – First St. – 4/Beech St. -1/Kansas St. -4

Shop Rite – Thursday

May 7th – First St. – 2/Beech St. – 4/Kansas St. – 3
May 14 – First St. – 3/Beech St. – 3/Kansas St. -2
May 21 – First St. – 3/Beech St. – 3/Kansas St. -6
May 28 – First St. – 6/Beech St. -2/Kansas St. – 6
June 4th – First St. – 5/Beech St. -1/Kansas St. -7

We are averaging 3-5% of people utilizing bus.

Non-Profit Building – waiting on City of Hackensack. Drawings are complete. In July, we should know how much funds they will give HHA towards this project. Report will follow and then transferring some funds to go for permits and start the project at Kansas Street.

65 First and 60 Kansas – roofs are done. Tomorrow is inspection with roofing supplier to make sure everything is installed according to their specifications. Then they will give us warranty – 20 or 25 year warranty.

Complaints: On G Floor outside doors people are smoking. I looked at cameras with Carmine, saw 2 constantly smoking out there. Sent them letters and warned them if they continue to sit on the bench and smoke by the door, I will give to Mr. Zisa and we'll take further actions in Court – must be 100' from building. Also throwing cigarette butts all over. (Discussion and it was determined code is 50'.) They said they'll walk away and pick up their butts.

I am here at 6:00 A.M. walking the building; been in Community Room several times, constantly shutting A/C off at 6:00 A.M. I need to figure out what to do with that. They will burn out if continually left on. Carmine and I will figure something out. Carmine will speak with electricians; put timer on circuit perhaps.

July meeting Commissioners will hear a budget presentation from Accountant. Audit was done last week and will be ready for July meeting also. Our fiscal year starts October 1st. Budget will look quite strong. As of June 30th, our old bookkeeper will be off the books. Someone is taking her place.

We had 36 or \$32,000 receivables last month. It is going down. This month HHA is at \$23,000. Only one person owes more than 1 month. Others are just late and will be caught up within a week or two. Staff doing a great job and thanks to Mr. Zisa for sending out letters. At one point we were at \$120,000 after covid now down to 23,000.

OLD BUSINESS – Commissioner Buttafuoco: Boys & Girls Club still has construction pictures on the web site. ED Feorenzo: I told him to change it and sent him pictures. Commissioner Buttafuoco: Can we figure out where to put social events? July in the mornings – 10:00 A.M. is good. July 6th or 7th? (Discussion is they will meet July 6th.)

NEW BUSINESS – nothing at this time

REMARKS OF CITIZENS

GEORGE PHILIPS - #7J – In switching over to electron funds to pay rent, it will make it a lot easier for him and others. Even if I'm slightly short on rent, the bank will over-draft so I can make the payment on time.

CYNTHIA - #10A – She has a problem in a corner of a room and needs it fixed. ED Feorenzo: Roof work just completed, please call the Office and they will write up a work order and fix problem for you.

PAULA - #5E – A/C in Community Room is used a lot and one person doesn't turn it off. Please check the camera. ED Feorenzo: If they continue to do that, I will lock the room. Paula: When they hear from someone of authority, they think differently. Commissioner Buttafuoco: Maybe Carmine or ED Feorenzo can put a timer on the A/C. We don't want to punish everybody.

ADJOURNMENT

Motion to adjourn made by Commissioner Buttafuoco; 2nd by Chairman Stassi.

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

Respectfully submitted,

Deborah L. Alvarez
Secretary/Transcriber