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REGULAR MEETING OF THE BOARD
OF COMMISSIONERS OF THE
HOBOKEN HOUSING AUTHORITY OF
THE CITY OF HOBOKEN

THURSDAY
AUGUST 10, 2023
7:00 P.M.

HELD IN PERSON AT
221 JACKSON STREET
HOBOKEN, NEW JERSEY

BEFORE:

CHAIRPERSON BARBARA REYES
VICE-CHAIRPERSON ERICA SEITZMAN
COMMISSIONER MICHAEL RUSSO
COMMISSIONER ANDREW IMPASTATO (via Zoom)
COMMISSIONER ANDREW LEWIT
COMMISSIONER JAMES SANFORD
COMMISSIONER ANTHONY FORBES (via Zoom)

APPEARANCES:

FITZPATRICK & WATERMAN, ESQS.,
BY: HAROLD FITZPATRICK, ESQ.
and MATTHEW FITZPATRICK, ESQ.
Attorney for the Board.

ALSO PRESENT:

MARC A. RECKO, EXECUTIVE DIRECTOR
LOURDES PRIESTLEY, DIRECTOR OF ADMINISTRATION
FRANK MERCHAND, DIRECTOR OF MANAGEMENT
EMIL KOTHERITHARA, CFO (absent)
DANIEL PEREZ

THERESA L. TIERNAN, RMR, CCR
CERTIFIED STENOGRAPHIC SHORTHAND REPORTER
(201) 924-7474

I N D E X

<u>AGENDA</u>	<u>PAGE</u>
ROLL CALL	3
READING OF ANNOUNCEMENTS	3
PUBLIC COMMENTS (NONE)	
EXECUTIVE DIRECTOR'S COMMENTS	5

RESOLUTIONS

Resolution 2023-08.01	58
Resolution 2023-08.02	60
Resolution 2023-08.03	83
Resolution 2023-08.04	85
Resolution 2023-08.05	87
Resolution 2023-08.06	89
Resolution 2023-08.07	109
Resolution 2023-08.08	113

1 (Pledge of Allegiance recited at this time.)

2 CHAIRWOMAN REYES: I would like to
3 advise those present that notice of this regular
4 meeting of the Housing Authority of the City of
5 Hoboken has been provided to the public in
6 accordance with the provisions of the Open Public
7 Meetings Act. Notice of this regular meeting of
8 Thursday, August 10, 2023, was give by publication
9 of the annual meeting notice of the Authority with
10 amendments as necessary and was sent to the Jersey
11 Journal and Star Ledger on Tuesday, August 1, 2023,
12 as notification to the general public of said
13 meeting, and sent to the City Clerk of Hoboken on
14 Tuesday, August 1, 2023, with a copy of the agenda
15 to be posted on bulletin board in City Hall, Hoboken
16 Library, and Hoboken Police Department, and posted
17 on the Authority website on Tuesday, August 1, 2023.

18 I direct the minutes of this meeting to
19 state that I have announced the adequate notice of
20 this meeting has been given as required by the Open
21 Public Meetings Act.

22 Roll call, Director.

23 EXECUTIVE DIRECTOR RECKO: Anthony
24 Forbes?

25 COMMISSIONER FORBES: Present.

1 EXECUTIVE DIRECTOR RECKO: Andrew
2 Impastato?
3 COMMISSIONER IMPASTATO: Here.
4 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
5 COMMISSIONER LEWIT: Present.
6 EXECUTIVE DIRECTOR RECKO: Barbara
7 Reyes?
8 CHAIRWOMAN REYES: Here.
9 EXECUTIVE DIRECTOR RECKO: Michael
10 Russo?
11 COMMISSIONER RUSSO: Present.
12 EXECUTIVE DIRECTOR RECKO: James
13 Sanford?
14 Erica Seitzman?
15 COMMISSIONER SEITZMAN: Present.
16 CHAIRWOMAN REYES: Public notice -- I
17 mean, public portion.
18 Before we get started I just want to
19 allow -- let the public on line as well as here
20 present know that we will be going into two closed
21 sessions tonight, which we will be asking those who
22 are present to please leave the room. After this
23 public -- I'm sorry, the closed session, you guys
24 will be allowed back in if you so choose to come
25 back into the meeting or online.

1 COMMISSIONER RUSSO: There are
2 currently no members of the public.

3 CHAIRWOMAN REYES: No one wants to
4 speak? Are we good? Okay, Director.

5 Motion to close the public portion?

6 COMMISSIONER RUSSO: Motion.

7 COMMISSIONER SEITZMAN: Second.

8 CHAIRWOMAN REYES: All in favor?

9 (Unanimous affirmative voice vote taken at
10 this time.)

11 CHAIRWOMAN REYES: Director, your
12 report.

13 EXECUTIVE DIRECTOR RECKO: Thank you.

14 Thank you. We have got some bad news
15 and good news today to start off my report.

16 We would like to extend our deepest
17 sympathy to Reverend Forbes and our manager,
18 Yolanda. Our hearts are just broken that their dear
19 mother passed away. We all are devastated. So we
20 would like to have a moment of silence in a moment
21 because we unfortunately have one more person to add
22 to that, which is our director of management's
23 stepfather, who really raised Frank Merchand. He
24 passed away early this morning. So we think of both
25 of them as we start the meeting and out of great

1 respect for us to just have a moment of silence.

2 (Moment of silence held at this time.)

3 EXECUTIVE DIRECTOR RECKO: So thank you
4 all, and we will move ahead.

5 The good news. I am very, very pleased
6 to announce that we've been notified by HUD that
7 we've received 18 new Housing Choice vouchers to be
8 used for the benefit of veterans. These are called
9 VASH vouchers.

10 CHAIRWOMAN REYES: Yeah.

11 COMMISSIONER SEITZMAN: Yeah.

12 EXECUTIVE DIRECTOR RECKO: We've been
13 working on this for a couple of years now, and they
14 are the first new vouchers that the Hoboken Housing
15 Authority has received in many years. We intend to
16 utilize vouchers to produce an RFP for project-based
17 funding for projects with supportive services for
18 the veteran population. We do expect that we will
19 receive -- it's been promised that we will receive
20 final notice on this in the very near future. HUD
21 will do a public announcement on it. We can't move
22 until that is done. And then, again, we are always
23 very glad to have new vouchers and new admin fees
24 that go along with it and everything that that
25 entails. So we're pleased to announce that.

1 Probably some other good news, at least
2 for Emil, Emil is on vacation, so he's going to try
3 to join us today remotely, so...

4 COMMISSIONER LEWIT: Do you do --

5 COMMISSIONER SEITZMAN: We have to wait
6 till later, not --

7 COMMISSIONER IMPASTATO: Sorry to
8 interrupt. Is there any way to get the noise
9 louder? I really -- I'm having trouble hearing.

10 EXECUTIVE DIRECTOR RECKO: If I speak
11 into that, Commissioner?

12 COMMISSIONER IMPASTATO: Yeah.

13 COMMISSIONER FORBES: I'm with you,
14 Andrew. I can hardly hear as well.

15 EXECUTIVE DIRECTOR RECKO: I'll try to
16 speak loud and try to speak into this as I go
17 through my report that I've been requested to do
18 quickly.

19 So a brief update on our security
20 issues. From my meet and greets that we've had over
21 the past month at our elderly disabled sites, we're
22 setting up a meeting with our security guard
23 provider. We heard you, we'll be meeting with him
24 very shortly. We already talked to him and gotten
25 some dates, so you'll be seeing that coming out

1 shortly of meetings here.

2 Our process of sending notices
3 continues. Court actions for cause have begun. So
4 we're past the pandemic. So we're working with Matt
5 across the table from me to take action on those.
6 We have a case with a recent firearms discharge that
7 we filed.

8 HHA will revise our cookout area,
9 designated areas, you'll see those notices coming
10 out over the next week. And we do need, I think,
11 this time around, between meetings we need another
12 meeting with the chief about our security concerns.
13 I think there's been a lot of talk between us, which
14 has been good, but it's time for another security
15 meeting to really start zoning down on some things.
16 We still have some complaints that we're hearing
17 from residents, and we need to clear some things up.

18 Having said that, the police have made
19 some very significant arrests over the past month or
20 so, and we really appreciate that. They are working
21 hard, they are in touch with us on a regular basis,
22 and I think what we need to do is just we'll get on
23 the same page and go from there.

24 We did apply for a special security
25 grant in June, we haven't heard anything on that

1 yet, but that would pay for some significant fencing
2 for our properties.

3 Hoboken Housing Forward, I just, for
4 the Board's sake, we are going to have a special
5 presentation by the city planning group at our
6 second closed session, so they can talk to the Board
7 about where they are. They expect to have their
8 redevelopment plan complete by the end of August. I
9 think they want to come to this Board and get down
10 to kind of the nitty-gritty of where they are and
11 talk about some decisions that they may have to make
12 and get your input this evening. So that is
13 happening tonight.

14 Once that redevelopment plan is
15 approved, our team's next task will be to develop
16 and publish the request for proposals to head out
17 for our developing partner, so we're ready, we're
18 going to be hitting the ground running as soon as
19 that redevelopment plan is approved by the city. So
20 we're ready to go. And that's going to be quick,
21 right, that will be quick. We're ready.

22 COMMISSIONER RUSSO: That's the plan.

23 EXECUTIVE DIRECTOR RECKO: That's
24 right.

25 We are working on capital needs plan

1 RFP as originally drafted. We continue to meet with
2 Enterprise Partners, with Harold on those calls, the
3 HHA staff, and our HUD representative, Mr. Ellis
4 Wilson Henry.

5 We are beginning our work on future
6 management issues with the Enterprise team, and we
7 have had a series, along with my meet and greets, of
8 RAD information sessions at all of our sites. I
9 have sat -- sat, talked, met with our residents, and
10 I got to tell you, we had great turnouts, we had
11 really good turnouts. We've gone through what
12 resident rights are under RAD, specifically, as our
13 Board has promised, but as RAD has part of their
14 codified law your write to return. Again, to repeat
15 and repeat, people will not lose their units over
16 this RAD process.

17 And I know some people -- there's
18 things going around. I had a fellow today at Adams
19 talking to me about how he had heard that a firm
20 from Chicago already owned Adams, and they were
21 managing Adams, and --

22 ATTORNEY H. FITZPATRICK: As long as
23 they'll pay for it.

24 EXECUTIVE DIRECTOR RECKO: And he
25 wouldn't believe me that they weren't. So, again,

1 like I say, if anyone is concerned, please come to
2 the meetings, come and talk to me, come and talk to
3 our staff. If four of you want to come and talk to
4 me, if one of you want to come and talk to me, if
5 you have concerns and want clarity, because we're
6 here to protect everyone, everyone's house. We're
7 here to assure you that this is going to continue to
8 happen.

9 And the last part of that presentation
10 was a discussion on what you can do as residents,
11 and that is continue to come to these meetings,
12 continue to come to our special RAD meetings,
13 continue to ask questions, come see me if you have
14 concerns, and continue to be involved and hold us,
15 as the leadership on this, to account. So we're
16 welcome-- we welcome that because we're excited
17 about this process.

18 Our newsletter, remember to contact
19 Ms. Richmond, Corinne, if you've got something that
20 you'd like in the newsletter or if you've got
21 somebody you'd like to nominate for the HHA Hall of
22 Fame. Contact me if you'd like to meet with me. I
23 continue to meet regularly with probably ten
24 families a month anyway, at least, in my office, so
25 come and see me if you've got something you need to

1 talk about.

2 Our punch list inspections are going on
3 on the first phase as Fox Hill Gardens, and we're
4 going to be starting the second phase very soon.

5 Housing For Hoboken is going to be
6 meeting on July 25th.

7 Laundry room equipment has been
8 essentially complete. We have one problem at Adams,
9 sorry Adams folks, when, after they installed, they
10 found a fault in the installation. They do have a
11 contractor coming out to fix that, it's their
12 responsibility, and they're hoping that early next
13 week they will have that fixed. They e-mailed us
14 this afternoon on that topic.

15 Our security cameras system upgrades,
16 our resolution is before you tonight to reject the
17 bids. The bids did not come back well. We're going
18 to rebid that project.

19 The emergency generator work is in
20 process, everything is being done, except for the
21 receipt of the generators, which is going to take a
22 little while longer.

23 We are working hard on a number of
24 projects for our impending REAC/what they're calling
25 Inspire inspections.

1 We have our sprinkler head contract to
2 replace damaged sprinkler heads out to bid now.
3 We've got interior door replacement being worked on
4 now. Many of you are seeing us come through and
5 repair and replace -- or replace interior doors.
6 We're going through and doing plaster work in our
7 units, kitchen cabinet work in units, that the
8 inspections identified. We're doing window repair
9 in-house and a possible future bid.

10 We are also applying for a special
11 grant that Ms. Corinne is going to talk to you about
12 in a second for window replacement. And sidewalk
13 repair work has been completed.

14 We are accepting rent online through
15 our web portal. We do have 200 families signed up
16 on our web portal. Come on, more folks, they're
17 signed up. I have had people coming into my office,
18 saying, "Mr. Recko, I just looked and I'm happy I'm
19 number 'X' on the transfer list and I'm not number
20 'X' on the waiting list." So you can get right on
21 and find that out, you know, and watch as that
22 progresses. So get on. Get with your manager, get
23 logged onto our portal, and take a look.

24 Our vacancy report is attachment A. We
25 continue, I'm very happy to say, at a 96 percent

1 occupancy rate. In July we had three move-ins,
2 three move-outs, and we did four transfers in July.

3 At Fox Hill, there's no changes, no
4 move-ins, no move-outs, no transfers. We do
5 continue to downsize units. Folks that are living
6 in larger units, say you're in a three bedroom with
7 one person, we are actively talking to the folks
8 that are in that situation and ask them to move down
9 to a smaller size unit. Thank you for those that
10 have already done it and are working with us on
11 that, because that then frees up a larger unit for a
12 new family to move in.

13 I did replace our rent roll report with
14 what we're calling an account aging report this
15 month. We think it's a clear way of showing our
16 outstanding balances that we have with us. It shows
17 who might owe us and how many people for less or
18 more than a month and gives us a snapshot of rent
19 balances per amp, per site.

20 Frank isn't with us tonight, I'll be
21 glad to answer questions as I can. I know he's been
22 very involved with trying to make this very, very
23 clear, but as we get more serious about collecting
24 our rent and reaching out and entering into
25 repayment agreements with our residents, because

1 that's what we want to do, we don't want to take
2 people to court, if we could help it, right. We
3 want to enter repayment agreements and work
4 something out with you. Right now we have 262
5 families that owe us money under \$1,000. So, you
6 know, it's easy, we'll meet with you, we'll work
7 that out.

8 We have 158 families that owe us
9 between 1,000 and 5,000, 158 families. And then
10 we've got 37 families that owe us between five and
11 ten thousand. That's 37 families. And we are now
12 noticing and going with notices to 23 families that
13 owe us over \$10,000, so they're the first group that
14 we're taking action on in court. The second group
15 we'll take action on are these folks that owe oh us
16 between five and ten thousand, and then we'll get to
17 the 1,000 to 5,000 after that. So we're starting at
18 the top and going down.

19 But even --

20 COMMISSIONER IMPASTATO: I have a
21 question.

22 EXECUTIVE DIRECTOR RECKO: Yes.

23 COMMISSIONER IMPASTATO: The -- I
24 thought last month we were using -- we were entering
25 court to file motions for this month. Did that not

1 happen between last meeting and this meeting?

2 EXECUTIVE DIRECTOR RECKO: Yeah, I
3 believe we filed already. Counselor, I know you're
4 working with that with Frank.

5 ATTORNEY M. FITZPATRICK: We have not
6 filed any complaints yet. I'm waiting go for the
7 list from Frank of the first batch of filings.

8 EXECUTIVE DIRECTOR RECKO: For the
9 first that are over 10,000? I was under the
10 impression that you guys had resolved that by now
11 too.

12 ATTORNEY M. FITZPATRICK: No.

13 EXECUTIVE DIRECTOR RECKO: But okay.

14 ATTORNEY M. FITZPATRICK: No.

15 EXECUTIVE DIRECTOR RECKO: So we'll
16 have to check with --

17 COMMISSIONER IMPASTATO: So the
18 original --

19 (Simultaneous crosstalk.)

20 CHAIRWOMAN REYES: He's frozen.

21 Commissioner Impastato, you're frozen.

22 COMMISSIONER IMPASTATO: Can you hear
23 me?

24 EXECUTIVE DIRECTOR RECKO: Yes.

25 COMMISSIONER IMPASTATO: The original

1 timeline we were given back in September of '22,
2 almost a year ago, said that stage five was --

3 CHAIRWOMAN REYES: You're skipping.

4 COMMISSIONER SEITZMAN: We can't hear
5 you.

6 COMMISSIONER RUSSO: Andrew, shut your
7 camera, it might be easier.

8 COMMISSIONER IMPASTATO: Can you hear
9 me?

10 EXECUTIVE DIRECTOR RECKO: Yes.

11 COMMISSIONER RUSSO: Yes.

12 COMMISSIONER IMPASTATO: So the
13 original timeline we were given back in September of
14 '22 said that court-ordered possessions of units was
15 going to happen in September of '23. Are we --
16 we're not close to that, right?

17 EXECUTIVE DIRECTOR RECKO: Well --

18 ATTORNEY M. FITZPATRICK: So in terms
19 of actual possession of units after going through
20 the entire court process, that's right, nothing has
21 been filed yet. We can file at any time we don't
22 have to wait for the beginning much a month. But
23 once a case is filed, if the tenant decides to come
24 and pay the Authority its money, it will be settled;
25 however, if we have to carry that through to

1 potential trial, potential eviction, that's going to
2 take a matter of months, probably about six months
3 under the current court timeline.

4 EXECUTIVE DIRECTOR RECKO: And we have
5 been doing everything we possibly can --

6 COMMISSIONER IMPASTATO: The other
7 thing was --

8 EXECUTIVE DIRECTOR RECKO: -- not to
9 take people to court.

10 (Simultaneous crosstalk.)

11 COMMISSIONER IMPASTATO: Yeah. The
12 other -- can we get a -- I know Emil is on vacation,
13 but --

14 COURT STENOGRAPHER: I missed it.

15 CHAIRWOMAN REYES: You're skipping
16 again.

17 COMMISSIONER IMPASTATO: -- or this
18 process.

19 COURT STENOGRAPHER: I don't know what
20 he said.

21 CHAIRWOMAN REYES: Andrew, can you
22 repeat that because we couldn't hear you.

23 COMMISSIONER IMPASTATO: Sure. Let me
24 turn off my Wi-fi.

25 COMMISSIONER RUSSO: While he's doing

1 that, quick question.

2 EXECUTIVE DIRECTOR RECKO: Yes.

3 COMMISSIONER RUSSO: What's the
4 timeline from this point to get those filed?

5 ATTORNEY M. FITZPATRICK: If --

6 COMMISSIONER RUSSO: Is it just a
7 matter of getting the list?

8 ATTORNEY M. FITZPATRICK: Its a matter
9 of get the information, list, copies of leases,
10 current account statements for each of those
11 accounts. And then assuming there's 20 of them,
12 probably --

13 COMMISSIONER RUSSO: Twenty-seven,
14 right?

15 ATTORNEY M. FITZPATRICK: Twenty-seven
16 of them? Probably talking about a week to prepare
17 the complaints, make sure they get reviewed, and
18 then get filed.

19 COMMISSIONER RUSSO: Okay. Director,
20 how fast can we get that information over to him?

21 EXECUTIVE DIRECTOR RECKO: I would
22 think we could do it this coming week, perhaps by
23 the end of next week.

24 COMMISSIONER RUSSO: Okay.

25 MS. RICHMOND: Now, Frank is --

1 COMMISSIONER IMPASTATO: Yeah, I get
2 that.

3 (Simultaneous crosstalk.)

4 MS. RICHMOND: -- but yes, I would say
5 certainly I can report to you at the next Board
6 meeting, and I can guarantee you, by then it will be
7 done.

8 COMMISSIONER RUSSO: Okay.

9 COMMISSIONER SEITZMAN: Madam Chair?

10 CHAIRWOMAN REYES: Yes.

11 COMMISSIONER SEITZMAN: So while we're
12 waiting for this, I know that we've reached out
13 multiple times, there's also another opportunity to
14 try to reach out again to give people the
15 opportunity --

16 COMMISSIONER RUSSO: Sure.

17 COMMISSIONER SEITZMAN: -- so we're not
18 spending the money on the court fees and we're
19 giving them an opportunity, so it's not such a bad
20 thing if we wait a week or so. I mean, hopefully,
21 people are understanding the seriousness, right, you
22 have to start saying we're going to take you to
23 court. But, hopefully, if they're listening, people
24 listening, they tell their friends and neighbors,
25 but we don't want, that's not what we want, we want

1 could get a breakdown of that, that's an interesting
2 point, I didn't know, I wasn't aware of that. I
3 thought the increase was for all the time being
4 spent to evict and chase after these people.

5 ATTORNEY H. FITZPATRICK: All of the
6 work has been done at the Authority end, including
7 the informal repayment agreements. We haven't been
8 involved in much, if any, of that. There have been
9 a couple of matters that we've been involved in, but
10 the tenancy activity has fallen off tremendously.

11 COMMISSIONER IMPASTATO: Thank you.

12 EXECUTIVE DIRECTOR RECKO: And we'll
13 have another full report on this for next meeting.
14 They're almost through with that paperwork.

15 (Commissioner Sanford enters the proceedings
16 at 7:22 p.m.)

17 EXECUTIVE DIRECTOR RECKO: Housing
18 Choice vouchers. In light of the award of the VASH
19 vouchers, as noted above, we are -- we will be able
20 to retool for an RFP for project-based vouchers to
21 ask for proposals that would cover other needs in
22 Hoboken. We can do our rebudgets now that we have
23 actually been awarded those units.

24 On maintenance, one thing I didn't put
25 in my report is the Christopher Columbus Gardens

1 community room is being renovated. We would expect
2 about another week or so, right, Sammy?

3 MR. FERMAINT: Should be winding up in
4 about another week.

5 COMMISSIONER RUSSO: Two days?

6 COURT STENOGRAPHER: I'm sorry, Sammy,
7 what was that?

8 COMMISSIONER SEITZMAN: He said he
9 should be winding up in about a week.

10 MR. FERMAINT: By the end of the week.

11 EXECUTIVE DIRECTOR RECKO: And I told
12 him I want another week for bounce time. But he's
13 doing a significant job. We've had issues over
14 there for a long, long time at CCG with mice, and
15 they were living up above the ceiling, so we took
16 the ceiling out this time, took it out, yeah, I
17 mean, it's gone, and we're not going to put it back.
18 We're going to do that industrial look of painting
19 it, of spray painting it, new lights, new hanging
20 lights, et cetera, and I think Sammy was very
21 innovative on that idea and -- because we want that
22 new room nice, used. It's not only for the
23 residents, but for voting purposes, and I really
24 think this is going to finally do it.

25 So thank you, Sammy, for that.

1 CHAIRWOMAN REYES: Could we do that in
2 Harrison Gardens?

3 EXECUTIVE DIRECTOR RECKO: Yes.

4 CHAIRWOMAN REYES: Okay. Thank you.

5 EXECUTIVE DIRECTOR RECKO: That's next.
6 We're going to see this. We're going to take a good
7 look at it, and I think Harrison both community
8 rooms -- well, the 311 community room and the
9 community room at Andrew Jackson and 411 needs it,
10 too.

11 CHAIRWOMAN REYES: Great.

12 EXECUTIVE DIRECTOR RECKO: So let's all
13 go see it when it's done.

14 CHAIRWOMAN REYES: Yes.

15 COMMISSIONER SEITZMAN: Field trip.

16 EXECUTIVE DIRECTOR RECKO: Yeah, field
17 trip. Yeah.

18 CHAIRWOMAN REYES: Can we please on the
19 record that Commissioner Sanford is here also?
20 Thank you.

21 EXECUTIVE DIRECTOR RECKO: Thank you.

22 We continue to look for applications
23 for additional part-time building maintenance
24 workers.

25 Attachment D to your report reflects

1 major maintenance plumbing projects by HHA staff,
2 and these are in-house, again, just amazing work
3 that Sammy and his crew do, major reconstruction
4 work. And our attachment E reflects major unit
5 repair by outside contractors.

6 We continue to work on term in any case
7 issues, we just continue and continue and continue,
8 just like the rest of the city is doing. We have
9 met with some of the Councilmen on it, we've met
10 with the city extermination folks. We are all going
11 after them. I know it's hard when you go outside
12 and you've got a rat that runs across the yard, it's
13 scary. We're all working hard on it. Please, let's
14 keep our sites clean.

15 CHAIRWOMAN REYES: Director, I have a
16 question pertaining to that. I know the City
17 recently put in a new ordinance where you guys have
18 to have the closed bins.

19 COMMISSIONER RUSSO: Yup.

20 CHAIRWOMAN REYES: Is that going to
21 affect the Housing Authority and are we going to
22 implement that as well?

23 EXECUTIVE DIRECTOR RECKO: Our bins are
24 already closable to my knowledge. Are there any
25 bins that aren't closable?

1 MR. FERMAINT: All of our Dumpsters
2 have closed lids.

3 CHAIRWOMAN REYES: No, they do, but
4 what I'm talking about is not that, it's the
5 garbage. So, we have --

6 MR. FERMAINT: The cans.

7 COMMISSIONER RUSSO: The cans.

8 EXECUTIVE DIRECTOR RECKO: Oh, the
9 cans.

10 CHAIRWOMAN REYES: Yeah, like, the
11 garbage cans in front of, like, 220, right?

12 MR. FERMAINT: Okay.

13 CHAIRWOMAN REYES: None of that has
14 lids. So that's what I'm saying, like, are we going
15 to change to a container type thing or --

16 MR. FERMAINT: Well, they have lids for
17 those canisters that would be --

18 EXECUTIVE DIRECTOR RECKO: Well, yeah,
19 let's get --

20 MR. FERMAINT: I'll get pricing on the
21 lids, so we can put it in --

22 COURT STENOGRAPHER: I'm sorry, I'm
23 sorry.

24 EXECUTIVE DIRECTOR RECKO: Come on up,
25 Sammy.

1 MR. FERMAINT: I'm sorry.

2 EXECUTIVE DIRECTOR RECKO: Is that a
3 new city ordinance?

4 COMMISSIONER RUSSO: Yes.

5 EXECUTIVE DIRECTOR RECKO: That we have
6 to? Okay.

7 COMMISSIONER RUSSO: So if I can,
8 sorry, Sam, the ordinance actually reflects
9 buildings with ten units or less.

10 CHAIRWOMAN REYES: Okay.

11 COMMISSIONER RUSSO: So I don't know if
12 we're going to consider each of our buildings as a
13 standalone or if we're considering the Authority as
14 a whole, so that's probably a question that you
15 should communicate to the City and figure out where
16 we stand because it's a good, very valid question.

17 EXECUTIVE DIRECTOR RECKO: It would be
18 a good idea anyway.

19 COMMISSIONER RUSSO: I was just going
20 to say. At the end of the day we probably should do
21 it anyway because, you know, we're trying to tackle
22 this problem citywide, so...

23 (Simultaneous crosstalk.)

24 EXECUTIVE DIRECTOR RECKO: I agree.

25 COMMISSIONER FORBES: Well, I agree

1 with you, Councilman, because we have to, at the
2 shelter, we have to get containers now --

3 COMMISSIONER RUSSO: Yup.

4 COMMISSIONER FORBES: -- because of the
5 new ordinance.

6 COMMISSIONER RUSSO: Correct.

7 COMMISSIONER FORBES: So we have to get
8 containers. We can no longer just put the trash on
9 the corner anymore like we used to do.

10 COMMISSIONER RUSSO: Yup.

11 EXECUTIVE DIRECTOR RECKO: So some of
12 those garbage bins, like, are along Washington
13 Street, those big ones with those kind of covers, is
14 that what we're kind of talking about?

15 COMMISSIONER RUSSO: Well, again, it
16 depends on the hauling, right? So in the ordinance,
17 the ordinance reads that an individual can can't
18 have more than 50 pounds of refuse in it. So,
19 again, I don't know how we're handling this, right,
20 so I think that's probably a good conversation for
21 you to have with the City --

22 EXECUTIVE DIRECTOR RECKO: We will.

23 COMMISSIONER RUSSO: -- specifically,
24 because each building may be different, right? The
25 bigger buildings are what they are versus the

1 smaller buildings on properties. So, yeah, I think
2 it's probably going to be a hybrid of all of it.

3 MR. FERMAINT: If I can answer to that
4 question, the containers, the canisters that we
5 carry, that we have are actually 50 gallon
6 canisters, so they're going to contain more than 50
7 pounds of garbage. Now, we do have 2-yard, 3-yard,
8 and 4-yard dumpsters, which are adjacent to the
9 buildings that we have, which are the bigger
10 buildings. Now, for us to get a location and
11 probably purchase more dumpsters, 2-yard or 3-yard
12 containers, which will carry more garbage, then that
13 will probably be more suitable.

14 COURT STENOGRAPHER: Excuse me. Can I
15 have whoever is speaking in the audience to please,
16 if you're going to speak, go in the back?

17 MR. FERMAINT: So, I mean, that's --

18 CHAIRWOMAN REYES: Thank you.

19 MR. FERMAINT: The containers and the
20 dumpsters, the containers are normally for your
21 regular grocery bags, but we do have residents that
22 bring out --

23 COMMISSIONER RUSSO: Yeah, sure.

24 MR. FERMAINT: -- a lot more than a
25 grocery bag full of garbage.

1 COMMISSIONER RUSSO: And, again, you
2 know, I've said this to a number of people, you can
3 legislate so much. This is one of those things
4 where we all need to kind of pitch in. We have to
5 figure out things even beyond what the city
6 legislates, so our best strategies are, you know,
7 making sure we're doing whatever we can. So I would
8 hope that we could figure that out and I think
9 that's a great idea to start.

10 MR. FERMAINT: Well, we're doing our
11 very best and trying our best to make sure that
12 everything is taking care of and everything is
13 picked up.

14 COMMISSIONER RUSSO: Yeah.

15 EXECUTIVE DIRECTOR RECKO: Thank you,
16 Sammy.

17 MR. FERMAINT: Thank you.

18 COMMISSIONER RUSSO: I like those,
19 those are pretty good, and I always wondered why we
20 couldn't get those on Harrison, for example, or
21 Jackson, because those are --

22 CHAIRWOMAN REYES: And they're needed.

23 EXECUTIVE DIRECTOR RECKO: Yeah. Very
24 good. So we're on pretty much the end of my report
25 then. And a couple of things as I turn this over to

1 Daniel to give his resident services report. There
2 is a planned event on the 26th of August with some
3 gentleman that grew up around the horseshoe.

4 CHAIRWOMAN REYES: Correct. The
5 horseshoe.

6 EXECUTIVE DIRECTOR RECKO: Horseshoe,
7 right?

8 CHAIRWOMAN REYES: Yeah. We kind of
9 call them the horseshoe fellas, the old school
10 horseshoe fellas. They have, on a yearly basis on
11 there own, had a barbecue in the back of Marshall
12 Drive. During those barbecues they have given stuff
13 to the children in the area. They give them
14 back-to-school supplies. It's usually done in
15 August. This year they have come to the director
16 and asked for permission to have it on a grander
17 scale, open to the community. So we're in the
18 planning process, I believe, and still in the
19 planning process obtaining permits for it. They
20 will be holding a softball game prior to a community
21 barbecue on 4th and Jackson. If all goes well and
22 all the permits are obtained, that is scheduled for
23 the 26th, 26th with a rain date of the 27th.

24 EXECUTIVE DIRECTOR RECKO: Yes. So
25 it's exciting to have some older guys that grew up

1 at the Housing Authority that have gone on to be
2 successful.

3 COMMISSIONER FORBES: Hey, hey, excuse
4 me, director, we're not that old.

5 (Laughter.)

6 CHAIRWOMAN REYES: Sorry, Commissioner
7 Forbes.

8 EXECUTIVE DIRECTOR RECKO: Caught me,
9 Reverend, you caught me.

10 COMMISSIONER FORBES: Yes, please.
11 Please.

12 EXECUTIVE DIRECTOR RECKO: Some nice
13 young guys that came out and that want to make
14 things happen and be a good example to everybody.
15 This is exciting, Reverend. The Reverend has been
16 involved with it.

17 Rev, you want to say anything else,
18 Rev, because you were in on helping plan this from
19 the beginning.

20 COMMISSIONER FORBES: No, I'm excited,
21 I think it's going to be a great community event, I
22 think we can build off of it, move it forward, but I
23 think it's a step in the right direction in building
24 and pulling the whole community out to enjoy this.
25 It's a community event, it's no longer isolated to

1 one section. I think we're moving to a more
2 universal community aspect when it comes to this
3 event, so I'm really, really excited.

4 EXECUTIVE DIRECTOR RECKO: Thank you
5 for that.

6 There is also a movement to have a
7 commemoration for Kyelia Colon, and we as a Housing
8 Authority haven't been involved in that very much,
9 it's been an isolated -- they've been doing their
10 own thing. I think they finally come to us and said
11 let's coordinate a bit, so we may be meeting with
12 them over the next week to see what we could do to
13 help that effort.

14 CHAIRWOMAN REYES: Correct. I think
15 that's scheduled for August 19th. Saturday,
16 August 19th.

17 EXECUTIVE DIRECTOR RECKO: Yeah, yeah.

18 COMMISSIONER RUSSO: What time?

19 CHAIRWOMAN REYES: That, I think it's,
20 like, an all day event.

21 EXECUTIVE DIRECTOR RECKO: They were
22 talking noon to seven, they were talking noon to
23 seven on their flier.

24 CHAIRWOMAN REYES: I got the flier.

25 EXECUTIVE DIRECTOR RECKO: It's

1 about -- as much as we know is what's on the flier.

2 CHAIRWOMAN REYES: Yes, I know that
3 they were in talks with Commissioner Romano, as
4 well, he was involved. I think they spoke a little
5 bit about it to Danny, they had made me aware of it.

6 EXECUTIVE DIRECTOR RECKO: Good.

7 CHAIRWOMAN REYES: So.

8 EXECUTIVE DIRECTOR RECKO: Great.

9 CHAIRWOMAN REYES: Again, it's in
10 commemoration of Kyelia, who did a lot for this
11 community --

12 EXECUTIVE DIRECTOR RECKO: She did.

13 CHAIRWOMAN REYES: -- and it's a year
14 from her tragic death.

15 EXECUTIVE DIRECTOR RECKO: And as you
16 know, we dedicated the horseshoe street to her. So
17 glad to have that. The last thing I will say before
18 I hand it over to Daniel is back-to-school time is
19 coming. So here come the back-to-school giveaways
20 and the great things that Daniel is going to be
21 talking about, but we're excited about that. A new
22 year is coming.

23 CHAIRWOMAN REYES: Thank you.

24 MR. PEREZ: Hello, everyone.

25 EXECUTIVE DIRECTOR RECKO: Daniel, I'm

1 going to hand it over to you.

2 MR. PEREZ: Thank you, Director. So
3 maybe we should start with back-to-school. So,
4 Commissioner, if you can speak as to the HOPES
5 back-to-school and then I can come back and share a
6 little bit about the family back-to-school that we
7 have also partnered with.

8 CHAIRWOMAN REYES: All right. So HOPES
9 will be holding our annual back-to-school event on
10 Thursday, August 17th. It will be from one -- from
11 1:00 to 5:00 p.m. It is going to be held at the
12 Mama Johnson field. We have partnered with a number
13 of our community partners who will be on site to
14 give resources to the families. We also will be
15 providing food, ice cream, we have a dunk tank and a
16 lot of carnival games as well. So it's open to the
17 entire community. Again, it's from 1:00 to
18 5:00 p.m., and it's open to anyone.

19 We do ask -- I do have a flier which I
20 will share with you, Director and Danny, we do ask
21 for the children to register ahead of time, it just
22 makes it easier for us to know how many bags we
23 need. That's not to say that every child that comes
24 will receive a book bag, and I also want to make
25 something clear.

1 With our agency, if the child is not
2 there, we do not give the book bag to the adults.
3 So what we will say is, if you need a book bag, you
4 can come to our office the next day and the book bag
5 will be given. We have come across, unfortunately,
6 in the past, where book bags were given to adults,
7 and the child never received the book bag, and we
8 have found that they've been sold in the Authority
9 to other individuals. So as a result of that, we
10 only give it to the child.

11 So that doesn't mean that your child
12 won't get one, just bring them the next day to the
13 office and we'll give it to them.

14 COMMISSIONER LEWIT: The pantry is also
15 giving book bags.

16 CHAIRWOMAN REYES: Nice.

17 EXECUTIVE DIRECTOR RECKO: Thank you,
18 Commissioners.

19 COMMISSIONER RUSSO: And, also, for
20 those that had missed the 17th event for the
21 back-to-school, they could also join us on the 19th
22 at the Mama Johnson field, Hoboken Housing Authority
23 Family Hood Partner. We're having backpack
24 giveaways as well, some food out there and ice cream
25 as well. So those that missed the event on the

1 17th, please also keep it on your calendar for the
2 19th at the Mama Johnson field from 12:00 p.m. to
3 5:00 p.m.

4 And since Commissioner Reyes was
5 already speaking about the back-to-school, maybe we
6 can chat a little bit about our outing. We had an
7 amazing outing to Hershey Park, right, it wasn't
8 very eventful, was it?

9 CHAIRWOMAN REYES: Very eventful.

10 MR. PEREZ: It was eventful.

11 CHAIRWOMAN REYES: We made it home at
12 11 o'clock.

13 MR. PEREZ: Yes, we did. Yes, we did.

14 We had an amazing time at the park.
15 So, I wanted to know if Commissioner Reyes and also
16 Commissioner Seitzman can share some of the
17 experiences. But before they do, I wanted to thank
18 Ruben Ramos for sponsoring the transportation. He
19 gave us four Coach buses from Academy, very
20 comfortable, they were extremely comfortable, right,
21 and some mishaps, but nonetheless --

22 CHAIRWOMAN REYES: Yeah, it was
23 wonderful.

24 MR. PEREZ: We had amazing time. Also,
25 I think, the Hoboken Police Department, thank you,

1 Barbara, for reaching out to them for their support,
2 as well as parking utility, Michelle, thank you so
3 much for providing us with the no parking signs,
4 although no one really obeys them or pays attention
5 to them, but nonetheless we were so thankful to
6 them. So if you can please share some of your
7 experiences that you had with some of the residents
8 at the Hershey Park.

9 CHAIRWOMAN REYES: I think it was an
10 amazing event. I think the families that we have,
11 many of them don't get to go to places like that, so
12 the children were excited. It was kind of a long
13 trip there and a long trip back, but the actual park
14 was amazing. The buses, Academy bus which we used,
15 their drivers were amazing, they were very lovely,
16 they worked with us through everything that we went
17 through. And I know, poor Lourdes.

18 So it was just an all-around great
19 event, the kids loved it, the families loved it. No
20 one really complained, although we had so many
21 issues, unfortunate issues that we had no control
22 over, but it didn't stop anybody from having a good
23 time. So I thought it was great.

24 COMMISSIONER SEITZMAN: It was amazing.
25 And I appreciate that we were able to extend the

1 time because we have to get there by 11:00 and leave
2 at 5:00, but we got there at 1:00, so we were able
3 to stay till 10:00.

4 CHAIRWOMAN REYES: The park worked with
5 us.

6 COMMISSIONER SEITZMAN: We were able to
7 have, you know, at least seven hours there, and the
8 smiles on the kids said it all, especially on the
9 way to the park, where someone said, I've never seen
10 a farm before, and they were, like, so happy I got
11 to see a farm. So to me that was priceless.

12 MR. PEREZ: Yeah, and I think it's so
13 for us to be able to continually provide, you know,
14 these outings things for our families. As Barbara
15 mentioned, many of our families cannot afford a trip
16 for the summer for their kids, so this is something
17 that these kids can count on for the summer. Now,
18 of course, the Resident Advisory Board, you know,
19 we're going to go back to the drawing board, right.
20 We're going to limit our travel time to an hour and
21 25 minutes moving forward, right. So know more two
22 and a half hours, two hours and 45 minutes for our
23 outings. But we're really thankful for the
24 opportunity to be able to bring our families, and
25 thank you so much to the commissioners for joining

1 us.

2 And when it comes to commissioners
3 actually being part of this process, right, with all
4 the outings and events and programs, I also want to
5 thank Michael Russo. He was there at our
6 Christopher Columbus event. We have a luncheon, a
7 summer BBQ series at Christopher Columbus, we are --
8 our last one was in July, so thank you, Michael, for
9 swinging by. We had an amazing time.

10 You know, our residents have an amazing
11 time when the commissioners swing by because they
12 see them in a different light, you know. It's no
13 longer commissioners sitting here, you know,
14 oversight of the Housing Authority. They're, like,
15 hanging out with the residents, and I think that's
16 the experience and the connection that the residents
17 want to make.

18 And, lastly, we've been in talks with
19 Verizon, some of the representatives have been on
20 campus already connecting with some of our
21 residents. We want to expand the affordable
22 connectivity program, which is a program that
23 provides free internet services to some of -- to our
24 residents, right, low income residents as well -- or
25 either 30 percent discounts, \$30 discount on their

1 bill. So you're going to see more fliers in our
2 common areas, you're going to see more information
3 on our website. They're going to be here providing
4 this service to you. It's an amazing program. We
5 can save some money for our residents and get them
6 connected to the internet.

7 Thank you very much, Commissioners.
8 Thank you, residents, and, I guess, goodnight.

9 EXECUTIVE DIRECTOR RECKO: Thank you,
10 Daniel, for everything that you do.

11 CHAIRWOMAN REYES: I just also wanted
12 to add that, as Danny said, sometimes the residents
13 only see us here. Luckily, they see me more because
14 I live down here, but a lot of the other
15 Commissioners they don't see as much. So when they
16 do participate in events like this, it is a
17 different view. But for me, I know even going on
18 the trip I met families that I didn't know, that I
19 didn't know who they were, we have a lot of new
20 families. So you get to build a relationship with
21 them.

22 And so it's very helpful. This year,
23 also, we had some of the staff that went along to
24 help, and that was nice, getting to know the staff
25 outside of what they do every day and so forth, so I

1 thought that was very enjoyable.

2 EXECUTIVE DIRECTOR RECKO: Thank you
3 for that. Great trip.

4 COMMISSIONER SEITZMAN: I want to say
5 the basketball games are going very well.

6 CHAIRWOMAN REYES: Yes, yes.

7 COMMISSIONER SEITZMAN: I was able to
8 go last Sunday, and everybody had a great time.
9 First the kids were playing around because I think
10 some people were late, and then the older guys
11 played, and it seemed like everybody, that's just,
12 like, an amazing program, and we have to find ways
13 and money to keep that until winter, or as long as
14 the weather holds up, because basketball and other
15 exciting activities or (indiscernible), let's go
16 with it, what makes people happy, we should do it.

17 CHAIRWOMAN REYES: I agree.

18 EXECUTIVE DIRECTOR RECKO: I think the
19 basketball league that you all established, we all
20 established last year, this is the second year, and
21 it's becoming almost a -- just a nice traditional
22 game on Saturday and Sunday nights.

23 CHAIRWOMAN REYES: And the families
24 look forward to it.

25 EXECUTIVE DIRECTOR RECKO: They do.

1 And just some guys out there playing ball rather
2 than doing other things. Playing ball. And it's
3 really, really worth the investment, and it's
4 probably a small investment for what we're getting
5 out of there it's really a great -- so come on out
6 Friday -- Saturday, and Sunday evenings.

7 CHAIRWOMAN REYES: Yes.

8 EXECUTIVE DIRECTOR RECKO: About seven
9 to nine, come on out, it's really, really positive.
10 Some good stuff.

11 I did say I'd jump through as fast as I
12 could, and I jumped through so fast that I didn't
13 give Corinne a chance to tell us about particularly
14 two major things that she's working on, which is
15 we've got an initiative to keep after our family
16 self-sufficiency grant, and she's also doing the
17 second year of our application for troubled housing
18 authorities that can apply for extra capital funds.

19 CHAIRWOMAN REYES: Nice.

20 EXECUTIVE DIRECTOR RECKO: Remember,
21 last year we got awarded --

22 MS. RICHMOND: 3.5 million.

23 EXECUTIVE DIRECTOR RECKO: -- 3.5
24 million.

25 COMMISSIONER RUSSO: Oh, that's it?

1 EXECUTIVE DIRECTOR RECKO: That's it.

2 COMMISSIONER RUSSO: That's awesome.

3 EXECUTIVE DIRECTOR RECKO: So I'd like
4 Corinne to talk just a little bit about both of
5 those initiatives.

6 MS. RICHMOND: Thank you. Good
7 evening, Commissioners. So like the Director said,
8 last year we got awarded 3.5 million of this grant
9 for Harrison Garden, and I want to say that this
10 grant is per AMP, so the funds that we get, we get
11 to use it on the AMP. So the renovation that we are
12 doing at Harrison Garden, or we plan on doing at
13 Harrison Garden, is renovating the main entrance,
14 replacing the gate, doing the courtyard, and putting
15 some type of energy efficient pavement for the
16 children to be able to play even during season of
17 high heat. We're also refurbishing the hallways and
18 putting cameras on each floor.

19 This year we are targeting Andrew
20 Jackson Garden, and we are wanting to put energy
21 efficient windows, because last year we were -- we
22 really had low scores in REAC when it came to
23 windows at Andrew Jackson Gardens. So this year we
24 really want to put new windows that are energy
25 efficient, and those -- what those windows do, they

1 prevent the air condensation. So what that does is
2 that prevents mold from entering the building, and
3 we know that mold is very bad in terms of
4 respiratory diseases like asthma or lung diseases.
5 So this is going to be good, also, improving the
6 health of our residents over here.

7 And I'm working with different
8 department as far as maintenance with Mr. Fermaint
9 and Ms. Jackie Medina to get all prices on what the
10 windows will cost to have an estimate to put that on
11 the grant. I'm also working with the management
12 side with the main -- with Mr. Frank Merchand in
13 terms of occupancy and trying to see how we can
14 increase the leasing and how we can increase
15 occupancy once we have the grants.

16 So this is very -- I want to say that
17 this is a collaborative effort that we have
18 throughout the Housing Authority.

19 So speaking of the family
20 self-sufficiency, I want to thank the Commissioner,
21 Erica Seitzman, who was able to get us a meeting
22 with Congressman Menendez on Tuesday. So we are
23 going to see how our Congressman can help us get the
24 FSS to really help the upward mobility. So I know
25 that this is a -- some people may leave here, but we

1 want them to be able to move out of here and maybe
2 buy a house for themselves, go to school, and have
3 higher achievement. So all that we are doing here
4 is to improve not only the physical build of the
5 community, but to also improve the residents
6 themselves. So I want to thank everyone for their
7 support.

8 Thank you.

9 COMMISSIONER SEITZMAN: Thank you.

10 EXECUTIVE DIRECTOR RECKO: Thank you.

11 (Applause.)

12 COMMISSIONER SANFORD: Excuse me. I
13 have questions. Is it okay if I ask questions?

14 EXECUTIVE DIRECTOR RECKO: Now is the
15 time.

16 CHAIRWOMAN REYES: Yes, absolutely
17 Commissioner Sanford.

18 Corinne, he has some questions for you.

19 COMMISSIONER SANFORD: How's it going?

20 MS. RICHMOND: It is going well.

21 COMMISSIONER SANFORD: Good. So you
22 just mentioned that you're having a meeting with
23 Congressman Menendez. Which Congressman would that
24 be?

25 MS. RICHMOND: Rob.

1 COMMISSIONER SANFORD: The Senator or
2 the --

3 COURT STENOGRAPHER: I'm sorry, can you
4 just use the microphone?

5 COMMISSIONER SANFORD: Sure. Which
6 Congressman are you meeting with?

7 MS. RICHMOND: Erica, if I'm not
8 mistaken, is it Rob Menendez?

9 COMMISSIONER SEITZMAN: May I?

10 MS. RICHMOND: I'm sorry?

11 COMMISSIONER SEITZMAN: May I?

12 MS. RICHMOND: Please.

13 COMMISSIONER SEITZMAN: So I approached
14 the Council and the Mayor, probably back in June,
15 after we came back from PHADA, they said to me
16 I'm -- my admission, if you know anything about me
17 for the last -- since I sit on the Board, was to get
18 the FSS. We hear it all day long. I asked for
19 assistance when I was at the conference, I said,
20 what do you suggest? They said to me, go to your
21 congressman. They have powerful -- they're in New
22 Jersey, they have some power, go and talk to them,
23 ask them for assistance, show them the application,
24 see if you could work together. That's what
25 Enterprise Partners, somebody from Enterprise

1 Partners and some other people at the conference
2 told me.

3 I came back, it just happened to open
4 again. I put in a request in June to meet with
5 Congressman Menendez, and it's perfect timing
6 because it's opening up now, and hopefully this year
7 we will be awarded.

8 COMMISSIONER SANFORD: Thank you.

9 COMMISSIONER SEITZMAN: You're welcome.

10 COMMISSIONER SANFORD: So can you --

11 COMMISSIONER RUSSO: And it is Rob.

12 MS. RICHMOND: Rob, thank you.

13 COMMISSIONER SANFORD: Can you help me
14 to understand the grant process that you work
15 through in order to obtain the funding per AMP?

16 MS. RICHMOND: Well, I won't be able to
17 have the detail of the different processes that I'm
18 working through, but as usual, my door is open, so
19 you can come and I can show you what we have to
20 submit, but I don't really have it as of now. But
21 what I can tell you, I can give you the general idea
22 of what we have to submit. We have to submit the
23 estimates.

24 So, for example, I give you just a
25 rough example. If we have to put windows in

1 Harrison Garden, how much could it cost? If we have
2 to -- so that's pretty much that. And we have to
3 justify why we have to do that, so we have to do
4 that. We have to also corroborate what we are
5 seeing with the REAC score that we got. So let's
6 say that we had very low scores on windows, and we
7 decide to probably fix the light fixtures, it won't
8 be logical. So we have to take the -- the element
9 of the REAC score where we had very low scores and
10 fix that to improve the REAC score, given that we
11 are already in trouble, in a troubled position.
12 Right.

13 So once we do that we also have to
14 justify that improving such elements will be able to
15 increase leasing and to be able to increase
16 occupancy. In our case, for example, we have molds
17 in buildings, we have molds in apartments, so
18 whenever a person comes to the apartment and is
19 likely to want to move in or want to lease, it is an
20 eyesore to see mold in your apartment. So the
21 person is likely not going to move in the apartment
22 because, first of all, person doesn't want to see
23 the mold in the apartment. Second of all, the
24 person doesn't want to have -- doesn't want to be
25 affected with any respiratory disease like lung

1 diseases or asthma. So, this is already a deterrent
2 for potential leaser.

3 So what we do is that, okay, we have
4 energy efficient windows, this is going to already
5 help the population that lives in the housing, and
6 this is also going to be able to attract those that
7 want to move in housing. So this is what we are
8 doing.

9 EXECUTIVE DIRECTOR RECKO: What I might
10 suggest, if you want to know the process, this comes
11 from a notice of fund availability, and HUD has a
12 very prescribed way of what you have to submit. We
13 could send you that because that's published
14 nationally, it's in the Federal Register, and that's
15 kind of the easiest way to see what we have to do
16 when we apply for these grants.

17 MS. RICHMOND: And also I would like to
18 add, Mr. Director, if you don't mind --

19 EXECUTIVE DIRECTOR RECKO: No.

20 MS. RICHMOND: We applied for this
21 grant last year, actually late, the grant last year,
22 and we were able to have the 3.5 million, which is
23 the cap that HUD gives. So I can give you the whole
24 packet of application and you can go over that, and
25 if you have a question, as usual my door is open and

1 you can also come to me.

2 COMMISSIONER SANFORD: Thank you. And
3 is that a state grant or a federal grant?

4 MS. RICHMOND: It's a federal grant.

5 COMMISSIONER SANFORD: Oh, okay. Well,
6 I would very much like to take you up on your open
7 door to meet. At the last meeting we had a
8 discussion, you had extended that invitation, and
9 I'd like to accept that invitation. Is it possible
10 for us to meet to discuss various matters of the
11 Housing Authority next week?

12 MS. RICHMOND: You can --

13 EXECUTIVE DIRECTOR RECKO: Yeah, go --
14 I would like to be there at any meeting that you
15 might have with my staff. So we can coordinate any
16 type of meeting and we'll take it from there in
17 coordinating that meeting. And if a meeting affects
18 more than one Commissioner, I might even recommend
19 that, if what you want to talk about fits into
20 either resident services or procurement, we might
21 even do it at a subcommittee meeting to be able to
22 make sure everyone knows what's going on.

23 MS. RICHMOND: Absolutely. And I was
24 going to say we can also invite other commissioners
25 to be part of the process, so they all know what's

1 going on in terms of grant application and
2 everything that I do.

3 COMMISSIONER FORBES: Absolutely. And
4 if you need an extra ear, I'd be more than willing
5 to attend those meetings as well.

6 CHAIRWOMAN REYES: Thank you,
7 Commissioner Forbes.

8 COMMISSIONER SANFORD: Well, I would
9 have to say that the original invitation was just
10 for you and me, and I would be happy to also meet
11 with the Director and any other staff or HHA
12 counsel, but I would prefer not to meet with any of
13 the other commissioners.

14 CHAIRWOMAN REYES: I think if -- as the
15 Director stated, if it pertains to one of the
16 subcommittees, I as the Chair would prefer that
17 someone from that committee, if not all of the
18 members of the committee, as long as we are not
19 going against the sunshine, you know, no more than
20 three commissioners at a time, but I would prefer
21 that they also be invited to the meeting.

22 MS. RICHMOND: Okay.

23 CHAIRWOMAN REYES: Thank you.

24 COMMISSIONER SANFORD: Well, in this
25 case, counsel, whose preference would within out?

1 ATTORNEY H. FITZPATRICK: If you're
2 talking about meeting with staff of the Authority,
3 that is primarily the decision of the executive
4 director. As long as it complies with the sunshine
5 law, as the chair points out, and there are other
6 people who are interested, I would believe that the
7 Authority's best interest is served by permitting
8 the executive director to make the decision as to
9 how the meeting would be conducted.

10 COMMISSIONER SANFORD: So that's a firm
11 no on me as a commissioner meeting with Corinne and
12 the director and counsel, just the four of us.

13 ATTORNEY H. FITZPATRICK: Well, first
14 of all, I don't see any reason for counsel to be
15 there, we spend enough time working for the
16 Authority, I don't think we would need to go to
17 informal meetings. The fact of the matter is that I
18 didn't say anything about a firm no, it's in the
19 hands of the executive director. If there are other
20 interested people, I don't see any reason why there
21 would need to be separate meetings for each
22 commissioner.

23 CHAIRWOMAN REYES: Thank you.

24 COMMISSIONER SANFORD: So, Director,
25 yes or no, can I meet with just you and Corinne?

1 EXECUTIVE DIRECTOR RECKO: Well, we'll
2 make that decision later. I would say that that's
3 probably not going to happen. And my opinion here
4 as executive director of this organization is that
5 this body and we move together, together. I do not
6 work for any single one of you, I work for this --
7 this Board. And I want to make sure and assure that
8 the Board is on the same page, that there's not one
9 Board member going over -- way over here on there
10 own. We need to be -- have a consensus.

11 So I would think that once we start
12 scheduling any meeting like this that I'll ask for
13 more than one member to be there.

14 COMMISSIONER SANFORD: Well, I have to
15 say that that is my impression, moving the goal
16 posts from the last meeting that we held last month.
17 I was under the impression that I could meet with
18 Corinne and she would explain to me various
19 activities of the Housing Authority. I'm happy to
20 also include you, I'm also happy to include counsel,
21 but not any of the other commissioners.

22 EXECUTIVE DIRECTOR RECKO: Well, I'd be
23 very clear that if it is indeed moving the goal
24 posts, the goal posts have been moved. Yes. And,
25 two, that is not your decision.

1 COMMISSIONER SANFORD: Okay. Why are
2 the goal posts being moved?

3 EXECUTIVE DIRECTOR RECKO: Because I
4 decided --

5 CHAIRWOMAN REYES: Sure.

6 EXECUTIVE DIRECTOR RECKO: You're
7 putting those words in my mouth.

8 CHAIRWOMAN REYES: Commissioner --
9 (Simultaneous crosstalk.)

10 COMMISSIONER IMPASTATO: Motion to move
11 on.

12 COMMISSIONER SANFORD: Motion to move
13 on, by all means. Please do. I just --

14 (Simultaneous crosstalk.)

15 COMMISSIONER SANFORD: There's a motion
16 on the floor --

17 CHAIRWOMAN REYES: Excuse me. Excuse
18 me, guys.

19 COMMISSIONER SANFORD: There's a motion
20 on the floor by Commissioner Impastato, are we
21 moving on or not?

22 CHAIRWOMAN REYES: Excuse me.

23 Commissioner Russo would like to say
24 something, and I would like you to.

25 COMMISSIONER RUSSO: Thank you. I

1 appreciate that. Just according to Robert's Rules
2 you don't move the motion until you have a motion
3 and a second.

4 But beside that, I'm a little confused
5 as to the motivation behind the request. Are
6 there -- is there something that you are
7 particularly trying to hide or keep from other
8 commissioners that you want to discuss, is that the
9 reason why you have an issue with any of your
10 colleagues being in a meeting that we would normally
11 have for any issue when it came to the Housing
12 Authority?

13 COMMISSIONER SANFORD: No, Councilman,
14 I have nothing to hide.

15 COMMISSIONER RUSSO: Okay. I think
16 that answers the question, then. Great.

17 EXECUTIVE DIRECTOR RECKO: Very good.

18 COMMISSIONER RUSSO: I think having
19 other commissioners is great, the more the merrier,
20 as long as we're within the legal limits.

21 COMMISSIONER SEITZMAN: Our
22 subcommittee seems perfect.

23 COMMISSIONER IMPASTATO: I agree.

24 COMMISSIONER SEITZMAN: Thank you.

25 CHAIRWOMAN REYES: Any further

1 questions, concerns, anything else you'd like before
2 Corinne can have a seat?

3 EXECUTIVE DIRECTOR RECKO: I believe
4 that finishes my report. Thank you.

5 CHAIRWOMAN REYES: Thank you.

6 COMMISSIONER RUSSO: Thank you,
7 Corinne.

8 CHAIRWOMAN REYES: Corinne, you could
9 have a seat.

10 MS. RICHMOND: Thank you.

11 CHAIRWOMAN REYES: Thank you very much.

12 COMMISSIONER RUSSO: Get that 3 1/2
13 million again.

14 MS. RICHMOND: Well, this time it's
15 3 million.

16 COMMISSIONER RUSSO: We'll take three.

17 CHAIRWOMAN REYES: Don't tell him that.
18 Don't tell him that. Do not tell him that.

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1 RESOLUTION NO-2023-08.01
2 CHAIRWOMAN REYES: So Resolution
3 No. 2023-08.01. A Resolution of the Housing
4 Authority of the City of Hoboken to approve the
5 meeting minutes for the July 13, 2023, regular Board
6 meeting.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRWOMAN REYES: Director?
10 Questions? Concerns? I'm sorry. Director?
11 EXECUTIVE DIRECTOR RECKO: Anthony
12 Forbes?
13 COMMISSIONER FORBES: Aye.
14 EXECUTIVE DIRECTOR RECKO: Andrew
15 Impastato?
16 COMMISSIONER IMPASTATO: Yes.
17 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
18 COMMISSIONER LEWIT: Yes.
19 EXECUTIVE DIRECTOR RECKO: Barbara
20 Reyes?
21 CHAIRWOMAN REYES: Yes.
22 EXECUTIVE DIRECTOR RECKO: Michael
23 Russo?
24 COMMISSIONER RUSSO: Aye.
25 EXECUTIVE DIRECTOR RECKO: James

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Sanford?

COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman.

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION NO. 2023-08.02

2 CHAIRWOMAN REYES: Resolution
3 No. 2023-08.01. A Resolution authorizing the
4 payment of the monthly list of bills for the Hoboken
5 Housing Authority.

6 COMMISSIONER RUSSO: Motion.

7 COMMISSIONER SEITZMAN: Second.

8 CHAIRWOMAN REYES: Questions?
9 Concerns?

10 COMMISSIONER IMPASTATO: I have a
11 couple questions, if I can, Madam Chair?

12 CHAIRWOMAN REYES: Absolutely,
13 Commissioner Impastato.

14 COMMISSIONER IMPASTATO: Where is it?
15 The under resident services, the -- can we just get
16 some color on the paying per ref per game? What is
17 the fee for that?

18 EXECUTIVE DIRECTOR RECKO: Yes. The
19 way we've arranged their activities this year is
20 that we are paying for not only the reffing, but the
21 organization, the cleanup, the setup, through these
22 individuals that are there. They are doing and
23 organizing this whole thing.

24 COMMISSIONER SEITZMAN: On their own.

25 EXECUTIVE DIRECTOR RECKO: On their

1 own. So what we've agreed under our agreement with
2 them is that we would pay them by the hour while
3 they are there for the games that are taking place.

4 COMMISSIONER IMPASTATO: So, what is --
5 just walk me through, like, the \$600.

6 EXECUTIVE DIRECTOR RECKO: That would
7 be 12 hours. That would be 12 --

8 COMMISSIONER IMPASTATO: I'm sorry, how
9 many?

10 EXECUTIVE DIRECTOR RECKO: That would
11 be 12 hours at \$50 an hour.

12 COMMISSIONER IMPASTATO: \$50 an hour?

13 EXECUTIVE DIRECTOR RECKO: Yes.

14 COMMISSIONER IMPASTATO: So each guy
15 here is getting \$50 an hour to be there?

16 EXECUTIVE DIRECTOR RECKO: That is
17 correct.

18 COMMISSIONER IMPASTATO: That's --
19 that's a lot. That's a lot of money.

20 EXECUTIVE DIRECTOR RECKO: Well, it may
21 be, but these are young men that are working hard
22 that have organized this from top to bottom.
23 They're not given a -- they're not given a frame of
24 reference that everything is done for them, they are
25 responsible for this, and they are coming to bat for

1 that. They are making this happen. And I believe
2 that, you know, paying them a minimum wage or paying
3 them the same as a ref at, say, the Boys or Girls
4 Clubs that is just coming and reffing and going, oh,
5 there's a difference there. These young men are
6 taking this responsibility upon themselves, and I
7 think they should be rewarded for making sure that
8 happens and that happens well. Well, I know can
9 have a disagreement, but that is my opinion on when
10 we --

11 COMMISSIONER IMPASTATO: Is there --
12 was there, like, a application process for -- to be
13 able to be one of these gentlemen?

14 EXECUTIVE DIRECTOR RECKO: Well, they
15 came in with this idea, with this concept, and
16 presented this proposal to us as a concept to hold
17 this summer basketball league.

18 CHAIRWOMAN REYES: And the referees,
19 Commissioner Impastato, are basically the same
20 referees that we had last year. I don't see any new
21 individuals that are there.

22 And just to back up on what the
23 director said, these gentlemen do not reach out to
24 the Housing Authority for anything. When they come
25 on site they, they make sure that everything is

1 correct, and afterwards they stay there and clean up
2 the entire basketball court so that it does not fall
3 on the maintenance of the Authority.

4 COMMISSIONER FORBES: Absolutely. And
5 all due respect, Andrew, I hear what you're saying,
6 but these guys are grassroot guys, you know, they
7 don't --

8 COMMISSIONER IMPASTATO: No, I know
9 every single one of them, I have no issues with any,
10 you know, the whole thing. What I usually do is I
11 don't look at it, I look it as like a process
12 driven, you know, thing, so I clearly have a lot of
13 experience in doing an event like this. The process
14 of paying one, two, three, four -- four guys \$50 an
15 hour, there's no hierarchy there. Is there a
16 director? Who is the director of the league? Are
17 there scorekeepers?

18 CHAIRWOMAN REYES: Yes.

19 COMMISSIONER IMPASTATO: Who are the
20 scorekeepers? Are one or the other getting paid
21 more? Who does everyone answer to? Is there a
22 white -- is there a nightly recap of the events? Is
23 there, you know, are the refs licensed, who is
24 giving the training for the licensing? You know,
25 there's a lot of things that you just don't pick

1 four guys and go, okay, let's give them 50 bucks an
2 hour and call it a day. You know, there needs to
3 be -- is there an application process? Maybe
4 someone got overlooked that also wanted to do this.
5 Were we fair in the hiring process of this? Did we
6 give a fair -- give we post the job? You know, was
7 it posted on a social media or in the newspaper to
8 come out and interview for one of these jobs? You
9 can't just, like, pick individuals, give them 50
10 bucks an hour because they're nice guys and they do
11 a good job, that's not how --

12 EXECUTIVE DIRECTOR RECKO: These
13 individuals proposed this entire project. These are
14 not employees of the Housing Authority that we
15 normally do an advertisement for and do all of that.
16 These fellows came in, did this proposal as a group,
17 and are doing this project as a group. They have
18 their own hierarchy.

19 COMMISSIONER IMPASTATO: Do you have a
20 written proposal that they submitted?

21 EXECUTIVE DIRECTOR RECKO: We have
22 things just we -- that we worked through discussion
23 and through text. I do not have a total written
24 proposal by them. And, frankly, I don't -- frankly,
25 I don't --

1 COMMISSIONER IMPASTATO: Do you have
2 any time sheets that are signed by those --

3 EXECUTIVE DIRECTOR RECKO: Yes, we do
4 have time sheets and tax forms, yes. But we don't
5 have a written large proposal as we did with other
6 folks, because these are, again, grassroots folks
7 that I am incredibly proud of that actually pulled
8 this together and are making this happen.

9 COMMISSIONER IMPASTATO: Yeah, believe
10 me, I know each one of them, they're great kids,
11 again, I just -- I would like to have seen a
12 breakdown, a hierarchy, you know, the director's
13 making 50 bucks an hour, I get it. Maybe there's
14 league commissioners, maybe there's coaches that get
15 paid less. There's scorekeepers, you can't have a
16 scorekeeper getting paid the same for the director
17 that's doing all the work.

18 So in talking to several of these guys,
19 that's what seems to be the problem, is that some
20 are doing a little bit of work, others are doing a
21 lot.

22 CHAIRWOMAN REYES: That's --

23 COMMISSIONER IMPASTATO: And I'm just
24 saying it's not equal and there's issues there.

25 EXECUTIVE DIRECTOR RECKO: We do not

1 know of a problem. No one has come in to me with
2 any problem. The project is going incredibly well.

3 COMMISSIONER FORBES: Same here, same
4 here, guys. I haven't heard anything either.

5 COMMISSIONER SEITZMAN: Either myself
6 or Barbara -- I'm sorry.

7 CHAIRWOMAN REYES: Okay.

8 COMMISSIONER SEITZMAN: Either myself
9 or the Chair have been there at every game, and we
10 haven't seen a problem.

11 COMMISSIONER IMPASTATO: You understand
12 what I'm saying, though?

13 EXECUTIVE DIRECTOR RECKO: Not quite.

14 COMMISSIONER SEITZMAN: No.

15 COMMISSIONER FORBES: 100 percent we
16 got you, Andrew. You're --

17 (Simultaneous crosstalk.)

18 COMMISSIONER IMPASTATO: It doesn't
19 sound like the Director. I do this for a living.

20 COMMISSIONER FORBES: It's a process.
21 It's a process, Andrew.

22 COURT STENOGRAPHER: You're both
23 talking at the same time.

24 CHAIRWOMAN REYES: One at a time. One
25 at a time, please.

1 COMMISSIONER IMPASTATO: This is what I
2 do. Don't tell me how to do this. I'm not saying
3 this to you, Reverend, I'm saying this to the
4 Director.

5 COMMISSIONER FORBES: No, I understand.
6 This is your thing. I got it.

7 (Simultaneous crosstalk.)

8 COMMISSIONER IMPASTATO: It's not being
9 run the right way.

10 CHAIRWOMAN REYES: I'm glad --

11 COMMISSIONER IMPASTATO: As I mentioned
12 last year, it wasn't.

13 CHAIRWOMAN REYES: I'm so glad,
14 Commissioner, that you're bringing that point up
15 because it would be very nice for you to join us so
16 then you can give your opinion as to whether it's
17 being run properly or not. I am very proud of these
18 gentlemen, they are gentlemen that came from the
19 Housing Authority, they are individuals that we are
20 probably saving from being out there and doing stuff
21 that they shouldn't be doing. They're good guys,
22 and, again, my opinion --

23 COMMISSIONER IMPASTATO: You're
24 agreeing with everything I'm saying. I agree with
25 you.

1 CHAIRWOMAN REYES: No, but --

2 COMMISSIONER IMPASTATO: You're not --

3 (Simultaneous crosstalk.)

4 CHAIRWOMAN REYES: I'm not comfortable
5 with what you're saying. I'm not comfortable with
6 what you're saying, that it's not being run
7 properly. We have had no issues. Let me remind you
8 that last year we had a very wonderful league, it
9 was very successful, and this year we're right to
10 the -- right in the same track. We have had no
11 issues, we have had no problems. The individuals
12 that are playing are the gentlemen that we actually
13 need to be playing in that basketball court and not
14 being out in the streets.

15 So, again, although I respect what
16 you're saying because you're the professional, you
17 run the basketball. I do believe that we are -- it
18 is being run properly, and I have had no complaints
19 from the Director, from maintenance saying that
20 stuff is not being handled properly, and if there
21 was, I'm sure if we brought it to their attention,
22 they would make sure that it's corrected.

23 (Applause.)

24 COMMISSIONER IMPASTATO: If next year,
25 you know, I thought I mentioned this last summer,

1 but I clearly -- because I showed up and I voiced my
2 opinions on the things that, you know, we could
3 being doing differently, but clearly I wasn't, that
4 wasn't used. But, you know, I have no problem,
5 like, putting in procedures and application process
6 and make this thing as legit as possible. It's just
7 a simple ask, like, hey, why don't you look at this,
8 as a professional in the field, what are some things
9 that we can be doing differently? Like, for
10 example, I would have, if all of these guys get --

11 COURT STENOGRAPHER: I'm sorry, you're
12 going -- he's going out.

13 CHAIRWOMAN REYES: You're going in and
14 out. Are you back, Andrew?

15 COMMISSIONER IMPASTATO: Can you hear
16 me now?

17 CHAIRWOMAN REYES: Yes.

18 EXECUTIVE DIRECTOR RECKO: You're back.

19 COMMISSIONER IMPASTATO: I don't want
20 to beat a dead horse. This isn't -- all I'm asking
21 for is next summer, for the third time in a row,
22 third summer, if you can -- well, even though I'm
23 not going to be on the Board, if you could please
24 reach out to me, and I would love to give my input
25 before the league starts as a way to just look over

1 things and offer suggestions to make it as good as
2 it can be. That's it. That's all I'm asking.

3 CHAIRWOMAN REYES: Thank you, Andrew.
4 We appreciate that.

5 And, Director, please keep that in
6 mind.

7 COMMISSIONER IMPASTATO: The next item
8 was the Amazing Truth Society. Can you just give me
9 color on what that -- was he paid to be the
10 instructor?

11 MR. PEREZ: No, I can, if I may.

12 Commissioner, this is Daniel Perez. I
13 can help with that. So Amazing Truth Society has
14 been running a CPR program with an instructor from
15 the Hoboken Ambulance Corps, right. This is just a
16 reimbursement to his program. The Housing Authority
17 staff participated, I was one of them that
18 participated on this, on the -- what is yesterday's
19 training. It was really fruitful. So this is
20 something that we can also use in the field, God
21 forbid, you know, there's an emergency. So this is
22 just a reimbursement to the program.

23 COMMISSIONER IMPASTATO: So, walk me
24 through -- why is he getting paid and not -- why is
25 the Housing Authority not reaching out to the

1 ambulance people?

2 MR. PEREZ: So, this is something that
3 he's already doing with the support of the Hoboken
4 Ambulance Corps. The instructor is from them, so
5 the -- we pay the Amazing Truth Society directly,
6 and then they pay the ambulance corps.

7 EXECUTIVE DIRECTOR RECKO: And I might
8 say that there's no reason for us to duplicate his
9 efforts on organizing this.

10 MR. PEREZ: I agree, that's what I
11 wanted to say.

12 COMMISSIONER IMPASTATO: Well, I would
13 think it's seems cleaner to pay the ambulance corps
14 instead of a nonprofit that does business with us.

15 CHAIRWOMAN REYES: But they, didn't
16 they open --

17 COMMISSIONER IMPASTATO: Like, can you
18 give us a list of people that got certified for
19 this?

20 MR. PEREZ: Yes, we can. We can send
21 you that by e-mail.

22 EXECUTIVE DIRECTOR RECKO: You
23 probably say them right now.

24 MR. PEREZ: So it was myself, Lourdes,
25 Oscar, Shawna, Jay, Gida, those were the --

1 EXECUTIVE DIRECTOR RECKO: And Corinne.

2 MR. PEREZ: And Corinne, I'm sorry, and
3 Corinne, those were the individuals that were
4 certified through the program, and the thing is --

5 COMMISSIONER IMPASTATO: And just so
6 maybe, maybe going forward, again --

7 MR. PEREZ: Yes.

8 COMMISSIONER IMPASTATO: -- maybe we
9 include the basketball guys next year so that they
10 can get trained in first aid because that's very
11 close to what they're doing, so if something happens
12 on the court.

13 CHAIRWOMAN REYES: I know some of the
14 guys from the basketball league, just to put it out
15 there, do work with camps in the city and are
16 already first aid trained. So it would kind of be
17 duplicated.

18 Thank you.

19 MR. PEREZ: Thank you, Commissioner.

20 CHAIRWOMAN REYES: Anything else?

21 COMMISSIONER IMPASTATO: Okay. Next
22 one, Community Lifestyles, summer camp, \$2,000.

23 MR. PEREZ: Yeah, so, again,
24 Commissioner, I can provide a little bit of color
25 for that. So Community Lifestyles have been doing

1 their summer program as well as their basketball
2 program throughout for almost, like, five years, and
3 they haven't submitted any reimbursement requests,
4 so this is their first reimbursement request. So
5 what they're doing is they're doing a lot of field
6 trips for some of the camp -- for some of the kids
7 that are participating in the camps, and so we're
8 just reimbursing them according to the RFP that they
9 submitted and were approved.

10 COMMISSIONER IMPASTATO: For what? You
11 just mentioned something about years, a year ago?

12 MR. PEREZ: No, no, what I'm saying is
13 that they have never submitted any reimbursement in
14 the past, like, almost five years that they have
15 been at the Housing Authority, so this is the first
16 reimbursement. So what you're seeing now is just a
17 continuation of all the programs that they've been
18 doing, which is they take the kids to the movies,
19 they go to New York for a number of field trips, and
20 they also do pizza parties. So what you're seeing
21 is the reimbursement of those expenses.

22 COMMISSIONER IMPASTATO: Okay. But
23 you're -- it says on the list of bills, summer camp
24 July 2023, \$2,000.

25 MR. PEREZ: Yeah. And I'm sorry that

1 I'm not --

2 COMMISSIONER IMPASTATO: So you're
3 not -- you're saying two different things.

4 MR. PEREZ: Yeah, no, I'm just not
5 being very clear, possibly. What I'm saying was --

6 COMMISSIONER IMPASTATO: I want you to
7 be clear, Danny.

8 MR. PEREZ: No, what I'm saying is that
9 what you're seeing--

10 CHAIRWOMAN REYES: Okay. Danny, I'm
11 sorry --

12 MR. PEREZ: Yeah.

13 CHAIRWOMAN REYES: I'm sorry, and I'm
14 sorry to interrupt. I don't think that -- Emil is
15 actually our finance person and I think who would be
16 better suited maybe to answer these questions, as
17 Danny is not the individual --

18 EXECUTIVE DIRECTOR RECKO: But Daniel
19 does sign off on the actual work that's being done.

20 MR. PEREZ: Yes, I do.

21 EXECUTIVE DIRECTOR RECKO: I mean, this
22 is under -- they were chosen as one of the service
23 providers under their proposals this year, and what
24 they're being paid for is what they proposed to do
25 in 2023.

1 MR. PEREZ: Yes, that's right.

2 EXECUTIVE DIRECTOR RECKO: This isn't
3 going back to 2020, 2021, anything like that, this
4 is the 2023.

5 MR. PEREZ: No, it's not. And maybe I
6 wasn't clear. What I was trying to say was that if
7 you look at the \$2,000, it looks like a really high
8 amount that they're submitting, they're allotted
9 2500, which was approved, right, by the Board. But
10 what I was saying was that they haven't submitted
11 for this reimbursement in the many years that they
12 have been approved, so maybe that's where the
13 confusion was.

14 EXECUTIVE DIRECTOR RECKO: We're just
15 talking about this year.

16 MR. PEREZ: But we're just talking
17 about this year.

18 COMMISSIONER FORBES: Excuse me, excuse
19 me, excuse me, Danny.

20 CHAIRWOMAN REYES: Yes.

21 COMMISSIONER FORBES: That's where the
22 confusion is coming from.

23 MR. PEREZ: Exactly. And I apologize
24 for that.

25 COMMISSIONER FORBES: Because it gives

1 the illusion that it's -- that they're putting in
2 now for the previous years.

3 MR. PEREZ: Yes. No no, it's not, and
4 I apologize for that. This is for 2023.

5 CHAIRWOMAN REYES: Thank you, Danny.

6 MR. PEREZ: Excuse me for the
7 confusion.

8 (Simultaneous crosstalk.)

9 COMMISSIONER IMPASTATO: Is there an
10 invoice that you have for this line item --

11 MR. PEREZ: Yes.

12 COMMISSIONER IMPASTATO: -- that sums
13 up the \$2,033.59.

14 MR. PEREZ: Yes, that invoice was
15 submitted to accounting for processing, so Emil can
16 provide that to you, sir.

17 EXECUTIVE DIRECTOR RECKO: All right.

18 COMMISSIONER IMPASTATO: Yeah, I don't
19 feel -- you know, we've done this in the past where
20 someone, an organization tried to submit payment for
21 something and they did not have the receipt for it,
22 so in keeping with the, you know, for it happening
23 in the past and trying to stay consistent, I don't
24 feel comfortable paying for something that I don't
25 see what the invoice is for or the receipt's for --

1 MR. PEREZ: Commissioner --

2 COMMISSIONER IMPASTATO: I hope that
3 makes sense.

4 MR. PEREZ: Commissioner, if I may, the
5 organization submitted both the receipts as well as
6 an invoice for the reimbursement.

7 COMMISSIONER IMPASTATO: Okay. So
8 where is that?

9 MR. PEREZ: Sir, those are with
10 accounting, I don't keep those. Accounting is the
11 one that processes those, so we can e-mail that to
12 you.

13 EXECUTIVE DIRECTOR RECKO: Normally on
14 our list of bills we don't -- we have the background
15 for each of these items. Your book would be about a
16 foot wide if we included all of our backup for every
17 item.

18 COMMISSIONER IMPASTATO: No, I know
19 that. Last year, I'll give you an exact sample,
20 Amazing Truth Society tried to submit a line item
21 for uniforms or something to the tune of \$500.

22 CHAIRWOMAN REYES: Okay.

23 COMMISSIONER IMPASTATO: I asked Emil
24 if he could provide the receipt, and he couldn't
25 provide the receipt. So like today, if Emil was

1 here he would say yes, I have the receipt, here it
2 is right in front of me, and go through it. That's
3 not happening.

4 CHAIRWOMAN REYES: Unfortunately, he's
5 not here, he's on vacation. I'm sure if you request
6 it, he may be able to get it to you.

7 Am I correct?

8 COMMISSIONER IMPASTATO: So what
9 happens if tomorrow we don't get the receipt or we
10 don't see the \$2,000 accounted for? I mean, we
11 can't go back.

12 EXECUTIVE DIRECTOR RECKO: Right.
13 Well, our staff has been clear that they believe
14 that the Community Lifestyles, and I believe this
15 too, for their summer camp has spent \$2,033.59 for
16 their program, specifically --

17 CHAIRWOMAN REYES: Serving the majority
18 of the kids.

19 EXECUTIVE DIRECTOR RECKO: -- they did
20 pizza, they did a transportation to New York
21 Waterway, they did a trip to Regal Movies with these
22 children, and I have the invoice, which is standard
23 for us to have on a night like tonight, but we may
24 not have all the invoices, all the receipts tonight
25 for everything, but we are sure that everything was

1 invoiced correctly. And, again, if you don't think
2 it's right, you can always move to have it stricken,
3 but, you know, we've got to have some point where
4 you believe our staff is actually monitoring these
5 things and making sure that they're paid correctly.

6 COMMISSIONER SANFORD: Madam Chair --

7 COMMISSIONER RUSSO: The only thing I
8 would add is that I'm very used to this
9 conversation, not only here, but at the Council as
10 well. The only thing that I would say, and I've
11 said this in the past at the level of the City as
12 well, if, in fact, our staff is not doing its job to
13 confirm the \$2,000, we have a much bigger problem
14 than \$2,000.

15 EXECUTIVE DIRECTOR RECKO: That's true.

16 COMMISSIONER RUSSO: So I don't think
17 anyone is going to risk their job or their
18 reputation.

19 COMMISSIONER IMPASTATO: Right, I hear
20 you. It's happened in the past though. I'm not
21 just, like, pulling this out.

22 COMMISSIONER RUSSO: No, I don't
23 disagree with that, Commissioner. All I'm saying is
24 I'm willing to give everyone the benefit of the
25 doubt, but I'm also putting everyone on notice that

1 if, in fact, it is happening, then people's jobs are
2 going to be discussed.

3 CHAIRWOMAN REYES: Thank you.

4 Commissioner Sanford?

5 COMMISSIONER SANFORD: Yes, if I may
6 suggest to Commissioner Impastato that he could
7 probably meet with Emil individually to address all
8 these questions that you have. Over the nine years
9 that I have been a Commissioner, there have been
10 times where I've been told that I cannot meet with
11 staff, there's only one person, one person who's
12 ever told me -- well, I guess two now -- that have
13 told me I cannot meet with staff. But in the past
14 I've met with Emil on a one-to-one basis and talked
15 about the bills. I have questions of the bills too,
16 Commissioner Impastato, and I encourage you to meet
17 with our finance director.

18 CHAIRWOMAN REYES: And I think,
19 Commissioner Impastato, the same thing that was said
20 to Commissioner Sanford would stand for you as well.
21 If you'd like to have a meeting, it's up to the
22 Director, and I would appreciate it if our finance
23 committee would be a part of it as well.

24 EXECUTIVE DIRECTOR RECKO: Absolutely.

25 COMMISSIONER IMPASTATO: Yeah. For

1 Russo?

2 COMMISSIONER RUSSO: Aye.

3 EXECUTIVE DIRECTOR RECKO: James

4 Sanford?

5 COMMISSIONER SANFORD: No.

6 EXECUTIVE DIRECTOR RECKO: Erica

7 Seitzman?

8 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-08.03

2 CHAIRWOMAN REYES: Resolution
3 No. 2023-08.03. A Resolution of the Housing
4 Authority of the City of Hoboken to authorize the
5 Executive Director to submit three rental assistance
6 demonstration -- demonstration program applications
7 to HUD.

8 COMMISSIONER SEITZMAN: Motion.

9 COMMISSIONER RUSSO: Second.

10 CHAIRWOMAN REYES: Questions?
11 Concerns? Director, call the roll.

12 EXECUTIVE DIRECTOR RECKO: Anthony
13 Forbes?

14 COMMISSIONER FORBES: Aye.

15 EXECUTIVE DIRECTOR RECKO: Andrew
16 Impastato?

17 COMMISSIONER IMPASTATO: Yes.

18 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

19 COMMISSIONER LEWIT: Yes.

20 EXECUTIVE DIRECTOR RECKO: Barbara
21 Reyes?

22 CHAIRWOMAN REYES: Yes.

23 EXECUTIVE DIRECTOR RECKO: Michael
24 Russo?

25 COMMISSIONER RUSSO: Aye.

1 EXECUTIVE DIRECTOR RECKO: James
2 Sanford?
3 COMMISSIONER SANFORD: No.
4 COMMISSIONER IMPASTATO: Erica
5 Seitzman?
6 COMMISSIONER SEITZMAN: Yes.
7 CHAIRWOMAN REYES: Thank you.

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1 RESOLUTION NO. 2023-08.04
2 CHAIRWOMAN REYES: Resolution
3 No. 2023-08.04. A Resolution of the Housing
4 Authority of the City of Hoboken to reject all bids
5 for floor stripping and waxing services.
6 COMMISSIONER RUSSO: Motion.
7 COMMISSIONER SEITZMAN: Second.
8 CHAIRWOMAN REYES: Questions?
9 Concerns?
10 Director, call the votes.
11 EXECUTIVE DIRECTOR RECKO: Anthony
12 Forbes?
13 COMMISSIONER FORBES: Aye.
14 EXECUTIVE DIRECTOR RECKO: Andrew
15 Impastato?
16 COMMISSIONER IMPASTATO: Yes.
17 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
18 COMMISSIONER LEWIT: Yes.
19 EXECUTIVE DIRECTOR RECKO: Barbara
20 Reyes?
21 CHAIRWOMAN REYES: Yes.
22 EXECUTIVE DIRECTOR RECKO: Michael
23 Russo?
24 COMMISSIONER RUSSO: Aye.
25 EXECUTIVE DIRECTOR RECKO: James

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Sanford?

COMMISSIONER SANFORD: Abstain.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION 2023-08.05
2 CHAIRWOMAN REYES: Resolution
3 No. 2023-08.05. A Resolution of the Housing
4 Authority of the City of Hoboken to reject all bids
5 for network switching and UPS systems upgrade.
6 COMMISSIONER RUSSO: Motion.
7 COMMISSIONER SEITZMAN: Second.
8 CHAIRWOMAN REYES: Questions?
9 Concerns?
10 Director, call the roll.
11 EXECUTIVE DIRECTOR RECKO: Anthony
12 Forbes?
13 COMMISSIONER FORBES: Aye.
14 EXECUTIVE DIRECTOR RECKO: Andrew
15 Impastato?
16 COMMISSIONER IMPASTATO: Yes.
17 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
18 COMMISSIONER LEWIT: Yes.
19 EXECUTIVE DIRECTOR RECKO: Barbara
20 Reyes?
21 CHAIRWOMAN REYES: Yes.
22 EXECUTIVE DIRECTOR RECKO: Michael
23 Russo?
24 COMMISSIONER RUSSO: Aye.
25 EXECUTIVE DIRECTOR RECKO: James

1 Sanford?

2 COMMISSIONER SANFORD: Abstain.

3 EXECUTIVE DIRECTOR RECKO: Erica

4 Seitzman?

5 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-08.06

2 CHAIRWOMAN REYES: Resolution

3 No. 2023-08.06. A Resolution of the Housing

4 Authority of the City of Hoboken to enter into

5 closed session to discuss matters of personnel.

6 COMMISSIONER RUSSO: Motion.

7 COMMISSIONER SEITZMAN: Second.

8 CHAIRWOMAN REYES: Director, call the

9 roll.

10 EXECUTIVE DIRECTOR RECKO: Anthony

11 Forbes?

12 COMMISSIONER FORBES: Aye.

13 EXECUTIVE DIRECTOR RECKO: Andrew

14 Impastato?

15 COMMISSIONER IMPASTATO: Yes.

16 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

17 COMMISSIONER LEWIT: Yes.

18 EXECUTIVE DIRECTOR RECKO: Barbara

19 Reyes?

20 CHAIRWOMAN REYES: Yes.

21 EXECUTIVE DIRECTOR RECKO: Michael

22 Russo?

23 COMMISSIONER RUSSO: Aye.

24 EXECUTIVE DIRECTOR RECKO: James

25 Sanford?

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COMMISSIONER SANFORD: Abstain.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 CHAIRWOMAN REYES: Okay. So at this
2 time I would like to ask the public to clear the
3 room. We may or may not come back from closed --

4 ATTORNEY M. FITZPATRICK: Madame Chair,
5 you just may want to point out that we -- when we
6 come out of closed session, and as of now, it is
7 anticipated that action may be taken.

8 CHAIRWOMAN REYES: Okay. So as the
9 lawyer stated, when we come out of closed session we
10 may take action on the resolution, correct?

11 ATTORNEY M. FITZPATRICK: It would be
12 on another resolution.

13 CHAIRWOMAN REYES: On another
14 resolution pertaining to this --

15 ATTORNEY M. FITZPATRICK: But any
16 action would be taken in open session. There will
17 no action taken in closed session.

18 CHAIRWOMAN REYES: Okay. So I'm sorry,
19 before we go into closed session, can we please have
20 Sergeant -- I'm so sorry, the Sergeant come up and
21 speak before.

22 SGT. COLLINS: Hello, Sergeant William
23 Collins, Hoboken Police.

24 CHAIRWOMAN REYES: I'm so sorry.

25 SGT. COLLINS: I apologize, but we

1 weren't advised of this meeting tonight, the police
2 department. We didn't receive an e-mail or alert,
3 myself, Sergeant McCourt, or Chief Aguiar. So I
4 hustled down as quick as I can.

5 CHAIRWOMAN REYES: Thank you. We
6 appreciate it.

7 COMMISSIONER RUSSO: We appreciate it.

8 SGT. COLLINS: No problem.

9 Just really quick, a couple of things.
10 We received an e-mail through the City Council this
11 week. I just want to address something for Chief
12 Aguiar, especially for the public, just to clear
13 something up. If anybody in the Housing Authority
14 is calling the police for any type of complaint, and
15 the people on the phone are not cooperating, our
16 dispatchers or whatever, it's hard for us to
17 investigate anything when we get an e-mail saying a
18 month ago, a resident told me this or this or this,
19 and we don't get a data, a time, nothing. Our
20 internal affairs can't investigate that.

21 What I suggest, because I don't want to
22 hear this happening, is if a resident calls and gets
23 a negative response on the phone from the Hoboken
24 police department, and they're going to come to
25 anybody, a commissioner, a director, anybody, do

1 your very best to try to get us a time frame. We
2 will pull the tapes, we will review it, if
3 discipline needs to be put out, discipline will be
4 put out. If it's handled incorrectly, Chief Aguiar
5 takes that very serious, it will be handled.

6 It's hard for us to just get an e-mail
7 saying a month or two months ago there was a call,
8 that would be impossible for us. What month, what
9 time, nothing like that. So especially the
10 residents, if you call 420-2100, and you make a
11 complaint, and for some reason that person on the
12 police department phone says we can't come, don't
13 get angry, write down the date and time, ask to
14 speak to a supervisor, okay? Or call back. Because
15 there's an automated system when you call 420-2100
16 now, and one of the options is to leave a message
17 for the chief of police, internal affairs, anybody,
18 me, okay.

19 And I beg that you do that, because I
20 have a hard time finding out exactly what happened
21 when we don't have a time frame, because we want to
22 correct that because we want to be the best at our
23 job. So please make sure, get the time, get the
24 date. If you're going to tell Barbara Reyes, you're
25 going to tell the director, that, you know, no, I

1 called on Friday at around six, and the dispatcher
2 said this, this, and this. Okay. Then they're
3 going to tell us we're going to listen to it,
4 they're commander is going to be notified and
5 they'll be disciplined, handed down if it was
6 handled wrong. If it was handled right, we may call
7 you and explain why that happened as well.

8 So I just want to be very clear, very
9 on that so moving forward we avoid all problems.

10 CHAIRWOMAN REYES: Thank you, Sergeant
11 Collins.

12 COMMISSIONER SEITZMAN: Thank you so
13 much. Thank you, Sergeant.

14 CHAIRWOMAN REYES: I also just wanted
15 to reiterate to you that, just so you know, every
16 second Thursday of the month there is a Housing
17 Authority meeting, and we just rotate it.

18 SGT. COLLINS: I gotcha.

19 CHAIRWOMAN REYES: So that's just
20 for --

21 SGT. COLLINS: Just so you know, before
22 this one, we've always got an e-mail or an alert.

23 CHAIRWOMAN REYES: I apologize that you
24 did not get that. I apologize --

25 MS. PRIESTLEY: I did send it out. I

1 didn't get it. Normally myself, Sergeant McCourt,
2 Chief Aguiar, we get it. We didn't for this one.

3 EXECUTIVE DIRECTOR RECKO: We'll check.

4 SGT. COLLINS: But it's okay. No big
5 deal, no big deal. I'll always, second Thursday
6 I'll circle around and find it if I have to.

7 CHAIRWOMAN REYES: And as far as to
8 what you're saying, Sergeant Collins, just so that
9 we can give -- be transparent with the residents
10 that's going on, I think what has been happening,
11 and I think the director has gotten complaints, some
12 of -- I have gotten complaints, and other
13 Commissioners have received complaints, that when
14 they're calling the officers, that they respond but
15 no action is being taken. That that's one of the
16 complaints.

17 SGT. COLLINS: Thank God we have body
18 cameras.

19 CHAIRWOMAN REYES: The second complaint
20 is that they are being told to refer back to their
21 managers and the Housing Authority administration.
22 So it's leaving our residents, and I'm saying this
23 not as a chairwoman but as a resident down here,
24 it's leaving us to feel as we have to police
25 ourselves.

1 SGT. COLLINS: Tell us when that
2 happens so we can make it better.

3 CHAIRWOMAN REYES: Okay.

4 SGT. COLLINS: Tell us when that
5 happens because that's not what's supposed to be
6 said.

7 CHAIRWOMAN REYES: Exactly. And I know
8 that we have gone back and forth as far as our
9 curfew policy, because that's one of the things that
10 people are calling, because people are outside after
11 ten.

12 SGT. COLLINS: We cannot enforce that,
13 just so everybody knows.

14 CHAIRWOMAN REYES: We are aware of
15 that, but I think that, although you cannot enforce
16 that, there's ordinances on the record for this city
17 where there should be though drinking in public,
18 there should be no loud music, there should be no
19 trespassing. I know that we are a federally funded
20 housing authority, but we are not private property.
21 We are still --

22 SGT. COLLINS: Does your counsel agree
23 with that? Does your counsel agree that we can
24 write a summons on private property for drinking in
25 public?

1 CHAIRWOMAN REYES: But we were told, we
2 had a meeting, and we were told that our property is
3 not private property.

4 SGT. COLLINS: Yes, I'd like to hear it
5 from him --

6 COMMISSIONER RUSSO: Well --

7 CHAIRWOMAN REYES: Am I right?

8 COMMISSIONER RUSSO: It's probably a
9 bigger conversation to have, but if, in fact, we
10 have to take an action to allow the police
11 department to enforce those rules even on our
12 property, then I think that's something we should
13 consider.

14 CHAIRWOMAN REYES: Correct.

15 EXECUTIVE DIRECTOR RECKO: It's one of
16 the reasons I said at the beginning of my report
17 that we need another get-together to go through
18 these --

19 SGT. COLLINS: Yeah, I agree.

20 EXECUTIVE DIRECTOR RECKO: -- with the
21 police department. We just, you know --

22 COMMISSIONER IMPASTATO: Face to face.

23 SGT. COLLINS: I agree.

24 EXECUTIVE DIRECTOR RECKO: We love you
25 guys. I believe you love us. We talk all the time

1 and let's get together and --

2 SGT. COLLINS: Absolutely, definitely.

3 COMMISSIONER RUSSO: Let's give the
4 police department every tool we could possibly give
5 them --

6 (Simultaneous crosstalk.)

7 CHAIRWOMAN REYES: Absolutely.

8 COMMISSIONER FORBES: And we definitely
9 need the face-to-face.

10 SGT. COLLINS: Face to face. Just so
11 you know, myself, and I speak for Chief Aguiar with
12 this one, the next meeting we would like it to be
13 face to face in the evening, because obviously
14 people work, we understand.

15 Just one other thing on the police
16 department end, I'm sure people heard there was a
17 large incident last week, just so people, Housing
18 Authority's aware, it was out in the social media,
19 went out in the press. There were four people
20 arrested, two more have now been charged, and one is
21 on a warrant. There's a person wanted right now for
22 that night, we're looking for that person. And
23 another person got a summons in the mail. So action
24 was taken that night.

25 CHAIRWOMAN REYES: Thank you.

1 SGT. COLLINS: You know, when all this
2 stuff happened and we, you know, we did what we had
3 to do.

4 Just trying to think otherwise. That's
5 really it. If there was any questions about that
6 incident or anything about, like I said, please,
7 give us a date, a time, it don't have to be exact,
8 give me a date and around about, and we'll find it,
9 you know, because we want to be the best we can be
10 also. That's an unacceptable answer, saying to a
11 member of the Housing Authority to call your -- the
12 managers. It's unacceptable, you know, from our
13 officers or our dispatchers, and it will be
14 corrected, either through training or whatever.

15 But just so you know, it's not allowed,
16 and the chief won't have that either, I could tell
17 you that, okay?

18 CHAIRWOMAN REYES: Thank you.

19 SGT. COLLINS: All right, thank you.

20 COMMISSIONER SANFORD: Madame Chair, I
21 have some questions.

22 CHAIRWOMAN REYES: Sure.

23 COMMISSIONER SANFORD: So, for the --
24 to help the public and myself understand, how would
25 a member of the public file a police complaint?

1 SGT. COLLINS: Like, give me an
2 example, what would --

3 COMMISSIONER SANFORD: If a member of
4 the public saw a crime, what is the process? What
5 should they do?

6 SGT. COLLINS: Depending on the crime,
7 obviously, we have the 420-2100 or 911, we like to
8 ask people to call 420-2100, its helps, it's a
9 little quicker --

10 (Simultaneous crosstalk.)

11 CHAIRWOMAN REYES: And we have those
12 signs in all the buildings just so everyone is
13 aware.

14 SGT. COLLINS: So I'm going to pick an
15 example. Tell me if this fits.

16 COMMISSIONER SANFORD: Sure.

17 SGT. COLLINS: Two in the morning, 310
18 Marshall Drive, I'm just picking a building out of
19 the air, 310 Marshall Drive, there's a car outside
20 blasting music. They call (201)420-2100, or let's
21 pick this building, 221 Jackson, right in front,
22 there's a car outside blasting music. You call the
23 420-2100. You should get an answer, operator,
24 whatever, Hoboken Police. You do not have to give
25 your info, if you want to, you can. We don't come

1 down and say, hey, you know, John Doe from apartment
2 3B called on you, you got to go -- we would never do
3 that. We know what that would cause. But call, log
4 the complaint. Listen, there's a car outside, I
5 can't see, whatever, it looks like a dark-colored
6 car, whatever, but it's a blasting music for the
7 last ten minutes, you know, please, whatever.

8 A couple of responses you may get is,
9 okay, no problem, you know, can I have your name?
10 No, I feel more comfortable not giving my name.
11 That's okay. You do not have to give your name to
12 us. You don't. The dispatcher may tell you, hey,
13 listen, we are a little busy, but so, say, two in
14 the morning on a Friday night, that doesn't mean
15 we're not coming, that means the call is going in.
16 It may sit for 5, 10 minutes, because if the bars
17 are going crazy or whatever, but we're going to
18 come, they're going to be dispatched. It's going to
19 be handled.

20 Now, let's, for any resident, that car
21 for the next two hours blasting music, I never seen
22 a cop come, that's where you're going -- if you're
23 going to tell Director Recko, you're going to tell
24 the Commissioners, hey, on Friday at two in the
25 morning, Barbara, I called, they never came,

1 Barbara. I called, I spoke to somebody. Now she
2 could tell us. That's easy, we're going to go in,
3 we're going to listen to the phone calls, we're
4 going to -- what happened here?

5 And one great tool is, obviously, the
6 cameras. We going to watch the cops' bodycams and
7 we're going to review the Housing Authority cameras,
8 and we want to know what happened also as well, and
9 then we'll let everybody know what happens. So,
10 that's how -- now, obviously, God forbid something
11 major is going on and 911, you know, I don't want to
12 jinx it, but, you know, something just happened
13 outside really, really bad, we need the police.
14 That takes priority, you know, and everybody has got
15 to be sent. So, that, you know --

16 COMMISSIONER SANFORD: So a member of
17 the public comes forward and wants to report a
18 crime --

19 SGT. COLLINS: Yup.

20 COMMISSIONER SANFORD: They speak to a
21 police officer. That police officer could then take
22 the criminal complaint.

23 SGT. COLLINS: Yeah, yeah.

24 COMMISSIONER SANFORD: And if I'm
25 trying to understand, because I don't know all the

1 details, what you're alluding to is, it sounded as
2 if a person had called and then they were told not
3 to file a police report, but to contact management
4 and HHA.

5 SGT. COLLINS: Right. That's the
6 accusation. We want to make sure that it's not
7 happening.

8 COMMISSIONER SANFORD: Right.

9 COURT STENOGRAPHER: I got you guys
10 just like popping over each other. Just, like, take
11 a breath and then -- it's okay.

12 I've got you clocked at 310 words a
13 minute. Both of you.

14 SGT. COLLINS: My wife would agree with
15 you.

16 COMMISSIONER SANFORD: Extra credit to
17 you for being able to type all of that.

18 So it's not standard procedure for the
19 police to tell the individual to go talk to somebody
20 else?

21 SGT. COLLINS: No.

22 COMMISSIONER SANFORD: Okay. And would
23 it be at all standard procedure for another police
24 officer to be brought in at a higher rank or could
25 that person -- why -- why would a person be told to

1 speak with, say, a lieutenant or a captain?

2 SGT. COLLINS: Yeah, are we talking
3 about a phone call?

4 COMMISSIONER SANFORD: Phone call or in
5 person.

6 SGT. COLLINS: So a phone call, if --
7 you're most likely going to be on the phone with one
8 of our a civilian dispatchers who are trained. If
9 you feel unsatisfied, ask. There's a desk
10 supervisor, a desk officer. When you come in the
11 police station, there's always a person there,
12 either a sergeant or a lieutenant. Mr. or
13 Ms. Dispatcher, can I please -- could I speak to
14 your supervisor? Ask.

15 CHAIRWOMAN REYES: And I --

16 SGT. COLLINS: That's an okay ask.

17 CHAIRWOMAN REYES: I can vouch on what
18 Sergeant Collins is saying, because I've actually
19 had a sergeant ask for a sergeant and have them come
20 into my home to witness what I was witnessing and
21 see what was going on, because I was unsatisfied how
22 the officers that actually reported, that were sent
23 there, handled the situation, and I did. I asked to
24 speak with the sergeant, and I gave my information,
25 and he called me, and I invited him in and I showed

1 him what I was seeing, and he was very helpful. And
2 they did correct the situation.

3 SGT. COLLINS: So same situation, phone
4 call or on scene. Here we are on scene. The car,
5 we told the car, hey, lower it down or next time.
6 Now, we all know when the police car pulls away,
7 what's going to happen? You know what I mean, so...

8 CHAIRWOMAN REYES: Right back up.

9 SGT. COLLINS: So that you may not be
10 satisfied, now you may want to speak to a supervisor
11 in person. Just ask.

12 COMMISSIONER SANFORD: But to clarify,
13 an officer would never give a member of the public
14 short shrift and say talk to my lieutenant, talk to
15 my captain.

16 SGT. COLLINS: No, no, they're supposed
17 to solve it. That's their job.

18 COMMISSIONER SANFORD: I see.

19 SGT. COLLINS: You know. And then the
20 more serious things get, a sergeant or a lieutenant
21 should be stepping in, you know, as it -- whatever
22 is going on. You know, obviously, low level or high
23 level, the higher the level, you know, rank should
24 step in and, you know, depending on whatever
25 situation it is.

1 COMMISSIONER SANFORD: I really
2 appreciate you answering all my questions, you did a
3 fantastic job. Would you be open to meeting me
4 individually to talk about some more questions?

5 SGT. COLLINS: Not tonight.

6 COMMISSIONER SANFORD: Absolutely not
7 tonight.

8 SGT. COLLINS: But yes, I believe you
9 have my -- I think I gave it to you.

10 COMMISSIONER SANFORD: Yes, you did.

11 SGT. COLLINS: Myself, sergeant
12 McCourt, Chief, yeah.

13 COMMISSIONER RUSSO: I'd just clear it
14 with the chief, he might want other officers there
15 with you in that meeting.

16 SGT. COLLINS: But just e-mail and --

17 COMMISSIONER SANFORD: I'm sorry, is
18 that a joke?

19 COMMISSIONER RUSSO: It was a joke.

20 COMMISSIONER SANFORD: I'm not joking.

21 COMMISSIONER RUSSO: That's your
22 prerogative.

23 SGT. COLLINS: I'm not joking.

24 COMMISSIONER SANFORD: Are you joking?

25 SGT. COLLINS: I am not. The answer is

1 yes, the answer is yes.

2 COMMISSIONER SANFORD: Thank you for
3 respecting me.

4 SGT. COLLINS: Yes, the answer is yes.
5 Just e-mail me, please, or give me a shout.

6 COMMISSIONER SANFORD: I will.

7 SGT. COLLINS: CollinsW@HobokenPDNJ.gov

8 CHAIRWOMAN REYES: Thank you, Sergeant
9 Collins.

10 COMMISSIONER RUSSO: Thank you.

11 SGT. COLLINS: Thank you.

12 CHAIRWOMAN REYES: Okay. As I stated
13 before, we are going -- we are now going into closed
14 session. I would like to ask the members of the
15 public to step out. As stated before, when we come
16 back there may be action taken on a resolution
17 pertaining to this closed session.

18 Action will be considered. Thank you.

19 ATTORNEY H. FITZPATRICK: Madam Chair?

20 CHAIRWOMAN REYES: Sure.

21 ATTORNEY H. FITZPATRICK: Just for the
22 record, I want to point out that the --

23 CHAIRWOMAN REYES: Can we please exit
24 the building quietly for you to have conversations
25 out in the hallway? I would just like for the

1 Commissioners to stay.

2 ATTORNEY H. FITZPATRICK: The closed
3 session will be recorded by the Court Reporter, but
4 it should be considered as a separate record from
5 the open session and then prepared and furnished
6 separately until such time as the Board determines
7 to make the closed session record public.

8 CHAIRWOMAN REYES: Thank you.

9 COMMISSIONER RUSSO: Great.

10 (FIRST CLOSED SESSION HELD 8:38 P.M. AND
11 ENDED AT 9:42 P.M.)

12 (OPEN SESSION AT THIS TIME AFTER CLOSED
13 SESSION.)

14 EXECUTIVE DIRECTOR RECKO: So is a vote
15 going be taken or what?

16 COMMISSIONER SEITZMAN: Yes.

17 COMMISSIONER RUSSO: Back to you, Madam
18 Chair.

19 CHAIRWOMAN REYES: So, we've decided to
20 take a vote on the contract.

21 ATTORNEY M. FITZPATRICK: I'll give you
22 the resolution, if you want.

23 COMMISSIONER SEITZMAN: I have to read
24 it and I get to say the same thing. Three hours,
25 7 o'clock.

1 RESOLUTION 2023-08.07

2 CHAIRWOMAN REYES: Resolution No.
3 2023-08.07. A Resolution of the Housing Authority
4 of the City of Hoboken to approve a new contract for
5 the Executive Director, and I will now let Harold --

6 COMMISSIONER SEITZMAN: Are you going
7 to read it?

8 CHAIRWOMAN REYES: Actually read it.
9 He did state he was going to go over it before.

10 ATTORNEY H. FITZPATRICK: We should put
11 on the open record that --

12 CHAIRWOMAN REYES: Correct.

13 ATTORNEY H. FITZPATRICK: -- we did not
14 get the opportunity to get the Reverend Forbes back
15 on the connection.

16 CHAIRWOMAN REYES: Correct. So --

17 ATTORNEY H. FITZPATRICK: So he is not
18 present now for this open session.

19 CHAIRWOMAN REYES: So you got that?
20 Thank you, Harold. I'm sorry.

21 COMMISSIONER RUSSO: You want to go
22 over the changes?

23 ATTORNEY H. FITZPATRICK: So we're
24 working on the contract as was distributed in
25 advance with the following changes from that draft.

1 First of all, in paragraph 4, the second part of the
2 paragraph, the amount of salary from nonfederal
3 funds will now be \$38,500 for the year 2023, and for
4 each of the four subsequent years of the contract
5 that will be subject to a \$1,000 increase per year,
6 provided that the annual review for the previous
7 calendar year reflects at least a 4.0 or above
8 overall evaluation as compiled.

9 Paragraph 6 spoke to another bonus that
10 will be completely removed, and all the other
11 paragraphs will be renumbered accordingly.

12 I believe that reflects everything that
13 was discussed in closed session.

14 COMMISSIONER RUSSO: The Board approval
15 of --

16 CHAIRWOMAN REYES: The ten consecutive
17 days.

18 ATTORNEY H. FITZPATRICK: You're right,
19 because you changed -- you're absolutely right.

20 We will now put that provision back to
21 requiring Board approval of more than ten calendar
22 days vacation.

23 CHAIRWOMAN REYES: Taken at one time.

24 COMMISSIONER SEITZMAN: In a row.

25 EXECUTIVE DIRECTOR RECKO: In a row.

1 CHAIRWOMAN REYES: That's everything.
2 ATTORNEY H. FITZPATRICK: That's
3 everything.
4 CHAIRWOMAN REYES: Okay. So we still
5 need a motion.
6 COMMISSIONER SEITZMAN: Motion.
7 COMMISSIONER RUSSO: Second.
8 CHAIRWOMAN REYES: There's no
9 questions? No concerns?
10 I think we kind of went over this in
11 closed session.
12 So, Director, could you call the roll?
13 EXECUTIVE DIRECTOR RECKO: A. Forbes?
14 A. Impastato?
15 COMMISSIONER IMPASTATO: No.
16 EXECUTIVE DIRECTOR RECKO: A. Lewit?
17 COMMISSIONER LEWIT: Yes.
18 EXECUTIVE DIRECTOR RECKO: B. Reyes?
19 CHAIRWOMAN REYES: Yes.
20 EXECUTIVE DIRECTOR RECKO: M. Russo?
21 COMMISSIONER RUSSO: Aye.
22 EXECUTIVE DIRECTOR RECKO: J. Sanford?
23 COMMISSIONER SANFORD: No.
24 EXECUTIVE DIRECTOR RECKO: E. Seitzman?
25 COMMISSIONER SEITZMAN: Yes.

1 EXECUTIVE DIRECTOR RECKO: So can we
2 move on to the next closed session, which is a
3 presentation regarding the redevelopment plan?

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1 RESOLUTION NO. 2023-08.08

2 CHAIRWOMAN REYES: Correct. So
3 Resolution No. 2023-08.08. A Resolution of the
4 Housing Authority of the City of Hoboken to enter
5 into closed session to discuss the purchase, lease,
6 or acquisition of Authority property, potential
7 contract negotiation in which the Authority may
8 become a party, and other third-party contract
9 negotiations.

10 COMMISSIONER IMPASTATO: I have a
11 question here. Harold, something's gone wrong. It
12 doesn't seem right. Don't we have to go back to the
13 public portion?

14 CHAIRWOMAN REYES: We are.

15 COMMISSIONER RUSSO: We are.

16 CHAIRWOMAN REYES: We did.

17 COMMISSIONER IMPASTATO: Okay.

18 CHAIRWOMAN REYES: Now we're going back
19 into closed session for --

20 ATTORNEY H. FITZPATRICK: Andrew, we
21 were in open session to vote on the contract of the
22 Executive Director.

23 COMMISSIONER IMPASTATO: Oh, right.
24 Okay.

25 ATTORNEY H. FITZPATRICK: And we're

1 still there.

2 CHAIRWOMAN REYES: So --

3 COMMISSIONER RUSSO: And, Madam Chair,
4 if I could just make the point, too, that we're
5 going into closed session again for a different
6 matter, but we expect to take no action following
7 this closed session, and, therefore, we would only
8 come back into open session to close the meeting.

9 CHAIRWOMAN REYES: Yes.

10 ATTORNEY M. FITZPATRICK: That's
11 correct.

12 CHAIRWOMAN REYES: That's correct.

13 A motion and a second, anyone?

14 COMMISSIONER RUSSO: Motion.

15 COMMISSIONER SEITZMAN: Second.

16 EXECUTIVE DIRECTOR RECKO: Roll call?

17 CHAIRWOMAN REYES: Yes.

18 EXECUTIVE DIRECTOR RECKO: A.

19 Impastato?

20 CHAIRWOMAN REYES: Andrew?

21 COMMISSIONER IMPASTATO: What's this?

22 EXECUTIVE DIRECTOR RECKO: A. Forbes?

23 CHAIRWOMAN REYES: I'm sorry, yes, it's
24 to go into closed session.

25 COMMISSIONER IMPASTATO: Yes.

1 EXECUTIVE DIRECTOR RECKO: A. Forbes?
2 Sorry.
3 A. Lewit?
4 COMMISSIONER LEWIT: Yes.
5 EXECUTIVE DIRECTOR RECKO: B. Reyes?
6 CHAIRWOMAN REYES: Yes.
7 EXECUTIVE DIRECTOR RECKO: M. Russo?
8 COMMISSIONER RUSSO: Aye.
9 EXECUTIVE DIRECTOR RECKO: J. Sanford?
10 COMMISSIONER SANFORD: Abstain.
11 EXECUTIVE DIRECTOR RECKO: E. Seitzman?
12 COMMISSIONER SEITZMAN: Yes.
13 (SECOND CLOSED SESSION HELD 10:48 P.M. AND
14 ENDED AT 11:40 P.M.)
15 (OPEN SESSION AT THIS TIME AFTER CLOSED
16 SESSION.)
17 COMMISSIONER SEITZMAN: Now you have to
18 close.
19 CHAIRWOMAN REYES: Motion to adjourn?
20 COMMISSIONER SEITZMAN: Motion.
21 COMMISSIONER RUSSO: Second.
22 COMMISSIONER SEITZMAN: First.
23 COMMISSIONER RUSSO: Second. All in
24 favor?
25 CHAIRWOMAN REYES: Aye.

1 COMMISSIONER RUSSO: Aye.

2 COMMISSIONER SEITZMAN: Aye.

3 COMMISSIONER IMPASTATO: Aye.

4 COMMISSIONER SANFORD: No.

5 COMMISSIONER LEWIT: Aye.

6 EXECUTIVE DIRECTOR RECKO: Thank you
7 very much. And thank you for the new contract. I
8 look forward to the next five years.

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10 (Concluded at 11:40 p.m.)

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CERTIFICATE OF OFFICER

I, THERESA L. TIERNAN, A Registered Merit Reporter, Certified Stenographic Shorthand Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and correct transcript of the proceedings as taken stenographically by and before me at the time, place and on the date herein before set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

THERESA L. TIERNAN, CCR, RMR
Notary Public of the State of New Jersey
C.C.R. License No. XI01210

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