



HOUSING AUTHORITY OF THE CITY OF HOBOKEN

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BOARD OF COMMISSIONERS MEETING – December 8, 2022, 7:00pm

PRESENT: Marc Recko, Executive Director
Commissioner Anthony Forbes (in person left at 9:20pm joined zoom video)
Commissioner Andrew Impastato
Commissioner Aaron Lewit
Chairperson Barbara Reyes
Commissioner Michael Russo
Commissioner James Sanford (arrived 7:09pm)
Vice-Chairperson Erica Seitzman

COUNSEL: Matthew Fitzpatrick, ESQ.

STAFF: Emil Kotherithara, Chief Financial Officer
Lourdes Priestley, Director of Administration (Zoom Video)
Frank Merchand, Director of Management
Daniel Perez, Resident Service Coordinator
Sammy Fermaint, Supervisor of Maintenance
Jackie Medina, Maintenance Manager
Becky Espinosa, Receptionist Patricia Blanco, Property Manager
Yolanda Sissoko, Property Manager Shawna Oliver, Property Manager
Natalie Villafane, Property Manager Jennilee Guzman, Site Clerk

MINUTES:

Pledge of Allegiance

Mr. Recko made the roll call; Commissioner Forbes, Commissioner Impastato, Commissioner Lewit. Chairperson Reyes, Commissioner Russo, and Vice-Chairperson Seitzman were present.

The Chairperson opened the meeting by stating in accordance with the requirements of the Open Public Meetings Law, Chapter 231 of the Public Laws of 1975 of the State of New Jersey, the Board of Commissioners of the Housing Authority of the City of Hoboken announces that the regular December board meeting has been scheduled for Thursday December 8th, 2022 at 7:00pm. Notice was sent to The Jersey Journal and Star Ledger on Tuesday, November 29, 2022, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Tuesday, November 29, 2022 with a copy of the agenda to be posted on the bulletin board in City Hall, Hoboken Library and the Hoboken Police Department; and posted on the Authority website on Tuesday, November 29, 2022.



Chairperson Mello motion and Vice-Chair Seitzman seconded

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Impastato, Commissioner Lewit, Chairperson Mello, Commissioner Reyes, Commissioner Russo, Commissioner Sanford and Vice- Chair Seitzman voted "Yes"

PUBLIC COMMENT

7:55pm

Chairperson Reyes asked Commissioner Sanford if he would like to address the comments made in the public portion.

Commissioner Sanford thank the Chairperson Reyes for the opportunity to address what was spoken and stated that the matter will be address by authorities. And should not been brought at this meeting.

EXECUTIVE DIRECTOR REPORT RESOLUTIONS

2022-12.01 Resolution to Approve the Minutes for the December 8, 2022 Monthly Board Meeting

2022-12.02 Resolution authorizing the payment of the monthly list of bills

Commissioner Impastato made the motion and Chairperson Reyes seconded

Commissioner Impastato ask question and a discussion ensues

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, and Vice- Chair Seitzman, voted "Yes". Commissioner Sanford was "No"

2022-12.03 Resolution to Award a Contract for Maintenance and Servicing of Boilers and Associated Mechanical Equipment

Commissioner Russo made the motion and Vice-Chair Seitzman second

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, and Vice- Chair Seitzman, voted "Yes". Commissioner Sanford voted "No"



2022-12.04 Resolution to Award a Contract for the Maintenance and Service of Fire Protection Systems

Commissioner Russo made the motion and Vice-Chair Seitzman second

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, and Vice- Chair Seitzman, voted "Yes". Commissioner Sanford voted "No"

2022-12.05 Resolution to Award a Contract for Fee Accounting Services

Commissioner Russo made the motion and Vice-Chair Seitzman second

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, Commissioner Sanford and Vice- Chair Seitzman, voted "Yes".

2022-12.06 Resolution to Award a Contract for Fiscal Audit Services

Commissioner Russo made the motion and Vice-Chair Seitzman second

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, and Vice- Chair Seitzman, voted "Yes". Commissioner Forbes was "Absent" and Commissioner Sanford voted "No"

2022-12.07 Resolution to Award a Contract for General Engineering Services-award 1

Commissioner Russo made the motion and Vice-Chair Seitzman second

Mr. Recko brief the commissioners on the said resolution

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, and Vice- Chair Seitzman, voted "Yes". Commissioner Forbes was "Absent" and Commissioner Sanford voted "No"



- 2022-12.08 Resolution to Award a Contract for General Engineering Services-award 2
- Commissioner Russo made the motion and Vice-Chair Seitzman second
- There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, and Vice- Chair Seitzman, voted "Yes". Commissioner Sanford voted "No"
- 2022-12.09 Resolution to Award a Contract for Risk Management Services
- Commissioner Russo made the motion and Vice-Chair Seitzman second
- There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, and Vice- Chair Seitzman, voted "Yes". Commissioner Forbes was "Absent" and Commissioner Sanford voted "No"
- 2022-12.10 Resolution to Increase the Amount of the Contract for Extraordinary Capital Improvements
- Commissioner Russo made the motion and Vice-Chair Seitzman second
- There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, and Vice- Chair Seitzman, voted "Yes". Commissioner Forbes was "Absent" and Commissioner Sanford voted "No"

NEW BUSINESS

Chairperson Reyes ask if all in favor of adjournment. Motion to Adjourn
Commissioner Russo motion and Vice-Chair Seitzman seconded
All board members answered in the affirmative.
Meeting concluded at 9:39PM