



HOUSING AUTHORITY
OF THE CITY OF HOBOKEN
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BOARD OF COMMISSIONERS MEETING – July 13 2023, 7:00pm

PRESENT: Marc Recko, Executive Director
Commissioner, Anthony Forbes (arrived 7:11pm)
Commissioner Andrew Impastato
Commissioner Aaron Lewit
Chairperson, Barbara Reyes
Commissioner, Michael Russo (arrived 7:09pm)
Commissioner, James Sanford (arrived 7:25pm)
Vice-Chairperson Erica Seitzman

COUNSEL: Harold Fitzpatrick, ESQ. (Zoom audio)

**STENO/
REPORTER** Theresa Tiernan, (Zoom video)

STAFF: Emil Kotherithara, Chief Financial Officer
Lourdes Priestley, Director of Administration
Frank Merchand, Director of Management
Corrine Shaw, Policy and Public Outreach Analyst
Jackie Medina, Maintenance Manager, (Zoom video)
Sammy Fermaint, Maintenance Supervisor
Yesenia Villafane, Section 8 Manager Natalie Villafane, Property Manager
Becky Espinosa, Receptionist Jimena Parra, Assistant Manager
Shawna Oliver, Property Manager Yolanda Sissoko, Property Manager
Lydia Rodriguez, Sec. 8, Asslst. Daniel Perez, Resident Services Coordinator

Accountant William Katchen
Auditor Michael Morris

MINUTES:

Pledge of Allegiance

Mr. Recko made the roll call; Commissioner Forbes running late, Commissioner Impastato present, Commissioner Lewit present, Chairperson Reyes present, Commissioner Russo running late, Commissioner Sanford running late and Vice-Chairperson Seitzman 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 July's board meeting has been scheduled for Thursday July 13, 2023 at 7:00pm.

Notice was sent to The Jersey Journal and Star Ledger on Monday, June 26, 2023, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Monday, June 26, 2023, 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 Monday, June 26, 2023.

PUBLIC COMMENT

EXECUTIVE DIRECTOR REPORT

2023-07.01 Resolution authorizing the acceptance of the Meeting Minutes of the Board of Commissioners on July 13, 2022.

Vice-Chair Seitzman made the motion and Commissioner Russo seconded.

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".

2023-7.02 Resolution authorize the payment of the monthly list of bills

Commissioner Russo made the motion and Vice-Chair seconded

Commissioner Impastato ask question and a discussion ensues

2023-07.02 Amend the payment of the monthly list of bills

Commissioner Impastato made the motion and Commissioner Russo seconded.



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 Seltzman, voted "Yes".
Commissioner Sanford "No".

2023-07.03 Resolution to Adopt and Approve the Single Audit for Fiscal Year 10/1/2021-9/30/2022 of the Housing Authority of the City of Hoboken Conducted by Polcarl & Company CPA.

Commissioner Russo made the motion and Vice-Chair Seltzman seconded.

Representative from Polcarl & Company, CPA Michael Morris spoke on the Single Audit

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 Lewit, Chairperson Reyes, Commissioner Russo and Vice-Chair Seltzman voted "Yes".

Commissioner Impastato and Commissioner Sanford voted "No".

2023-07.04 Resolution to Authorize Approval of the Annual & Capital Budget for the fiscal year October 1, 2023 through September 30, 2024.

Commissioner Russo made the motion and Vice-Chair Seltzman seconded.

William Katchen, CPA spoke on the Annual & Capital Budget

Commissioner Impastato and Commissioner Sanford 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 Seltzman voted "Yes"

Commissioner Sanford voted "No"

2023-07.05 Resolution to Approve the AMP Budgets for the Housing Authority.

Vice-Chair Seltzman made the motion and Commissioner Russo seconded.



William Katchen, CPA spoke on the AMP Budgets

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"

2023-07.06 Resolution to Authorize the Executive Director to Sell Authority Property Through Public Auction, Sealed Bid or Through an Interlocal Sale to Another Governmental Unit

Vice-Chair Seitzman made the motion Commissioner Russo and seconded.

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".

Mr. Recko and Sammy Fermanit spoke regarding the housing vehicle.

2023-07.07 Resolution to Award a Contract for Interior Door Replacement.

Vice-Chair Seitzman made the motion and Commissioner Russo seconded.

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"

2023-07.08 Resolution to Qualify Potential Development Partners for Repositioning of Public Housing

Commissioner Russo made the motion and Vice-Chair Seitzman seconded.

Commissioner Sanford and 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 voted "No"

2023-07.09 Resolution to Establish a Policy Requiring Reimbursement to the Authority by Commissioners for Certain Event Attendance Expenses

Commissioner Russo made the motion and Vice-Chair Seitzman seconded.

Commissioner Sanford and Commissioner Impastato ask question and a discussion ensues

2023-07.02

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"

NEW BUSINESS

Discussion ensues by Commissioners

Chairperson Reyes ask if all in favor of adjournment.

Motion to Adjourn

Commissioner Russo motion and Chairperson Reyes seconded

All board members answered in the affirmative.

(The meeting concluded at 10:11pm)