



HOUSING AUTHORITY OF THE CITY OF HOBOKEN

400 HARRISON STREET, HOBOKEN, N.J. 07030
(201) 798-0370
FAX (201) 798-0164



BOARD OF COMMISSIONERS MEETING – January 12, 2023, 7:00pm

PRESENT: Marc Recko, Executive Director (Zoom Video)
Commissioner Anthony Forbes (Zoom Video)
Commissioner Andrew Impastato (Zoom Video)
Commissioner Aaron Lewit
Chairperson Barbara Reyes
Commissioner Michael Russo
Vice-Chair Erica Seitzman
Commissioner James Sanford (Zoom Video)

COUNSEL: Matthew Fitzpatrick, ESQ.
STAFF: Lourdes Priestley, Director of Administration
Frank Merchand, Director of Management
Emil Kotherithara, Chief Financial Officer (Zoom Video)
Daniel Perez, Resident Services Coordinator
Corinne Richmond, Policy, Public Relations & Special Projects Analyst
Becky Espinosa, Receptionist
Sammy Fermaint, Supervisor of Maintenance
Shawna Oliver, Property Manager
Maria DeJesus, Property Manager
Natalie Villafane, Property Manager
Jimena Parra, Property Manager

MINUTES:

Pledge of Allegiance

Mr. Recko made the roll call; Commissioner Impastato, Commissioner Lewit, Chairperson Mello, Commissioner Reyes, Commissioner Russo and Vice-Chair 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 January board meeting has been scheduled for Thursday January 12th, 2023 at 7:00pm. Notice was sent to The Jersey Journal and Star Ledger on Tuesday, January 3, 2023, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Tuesday, January 3, 2023 with a copy of the agenda to be posted on the bulletin board in City Hall, Hoboken Library and Hoboken Police



Department; and posted on the Authority's website on Tuesday, January 3, 2023.



PUBLIC COMMENT

EXECUTIVE DIRECTOR REPORT

2023-01.01 Resolution Approve the Minutes of the Regular Meeting of the Board of Commissioners on November 10, 2022.

Commission Russo made the motion and Vice Chairperson Seitzman 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".

2023.01.02 Resolution to Approve the Meeting Minutes for December 8, 2022

Vice Chairperson 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".

2023-01.03 Resolution authorizing the payment of the monthly list of bills.

Vice Chairperson Seitzman made the motion and Commissioner Russo seconded.

Commissioner Impastato ask a question and a discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll call 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".



2023-01.04 Resolution to Ratify the December 24, 2022 Award of an Emergency Contract for Roof Repairs at 311-13th Street

Commissioner Russo made the 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 Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo and Vice-Chair Seitzman voted "Yes". Commissioner Sanford voted "No".

2023-01.05 Resolution to Award a Contract for Andrew Jackson Gardens Boiler Replacement

Commissioner Russo made the 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 Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo and Vice-Chair Seitzman voted "Yes". Commissioner Sanford voted "No".

2021-01.06 Resolution to Authorize the Executive Director to Execute an Amendment to the HUD Annual Contributions Contract to Receive Additional Capital Fund Program Assistance

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".

2023-01.07 Resolution to Enter into Closed Session to Discuss Pending or Anticipated Litigation

Commissioner Russo made the 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 Forbes, Commissioner



Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo and Vice-Chair Seitzman voted “Yes” and Commissioner Sanford voted “Yes”.



NEW BUSINESS

Chairperson Reyes ask if all in favor of adjournment.
Commissioner Russo made the motion and Vice-Chair Seitzman seconded
All board members answered in the affirmative.

(The meeting concluded at 8:29pm)