



# 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 11, 2024, 7:00pm

Commissioner Anthony Forbes (arrived at 7:08pm)  
Commissioner Andrew Impastato  
Commissioner Aaron Lewit  
Chairperson Barbara Reyes  
Commissioner Michael Russo  
Vice-Chair Erica Seitzman  
Commissioner James Sanford (arrived at 7:21pm)

**COUNSEL:**

Matthew Fitzpatrick, ESQ.

**STAFF:**

Lourdes Priestley, Director of Administration  
Frank Merchand, Director of Management  
Emil Kotherithara, Chief Financial Officer (Zoom Video)  
Corinne Richmond, Policy, Public Relations & Special Projects Analyst  
Jackie Medina, Maintenance Manager (Zoom Video)  
Sammy Fermaint, Supervisor of Maintenance (Zoom Video)  
Shawna Oliver, Property Manager, Yolanda Sissoko, Property Manager  
Maria DeJesus, Property Manager, Yesenia Villafane, Section 8 Manager  
Natalie Villafane, Property Manager

**MINUTES:**

Pledge of Allegiance

Mr. Recko made the roll call; Commissioner Impastato, Commissioner Lewit, Chairperson 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 11, 2024 at 7:00pm. Notice was sent to The Jersey Journal and Star Ledger on Wednesday, January 3, 2024, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Wednesday, January 3, 2024 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 Wednesday, January 3, 2024.



## PUBLIC COMMENT

### EXECUTIVE DIRECTOR REPORT

2024-01.01 Resolution Approve the Minutes of the Regular Meeting of the Board of Commissioners on December 14, 2024.

Commission Russo made the motion and Vice Chairperson Seitzman seconded.

Commissioner Sanford ask a question and a discussion ensues.

Commissioner Sanford made a motion to Strike from the record  
Motion failed due to no 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".

2024.01.02 Resolution authorizing the payment of the monthly list of bills.

Commissioner Russo made the motion and Vice Chairperson Seitzman seconded.

Commissioner Sanford ask a question and a discussion ensues.  
Commissioner Impastato ask a question and a discussion ensues.

Commissioner Sanford made a motion to amend the list of bills.  
Motion failed due to second.

Commissioner Sanford made a motion to release the contract of legal services to Commissioner Sanford.  
Motion failed due to 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".



2024-01.02-A Resolution to Adopt a Policy on Information Request Made By Individual Commissioners. All Information requests to the Housing Authority of the City of Hoboken made by individual Commissioners pertaining to the business of the Authority must be made, in writing, to the Executive Director of the Authority. Upon receipt of any such request, the Executive Director shall have fourteen business days, weekends and Authority holidays excluded, to respond to any such request, either by: (1) providing the information requested; or (2) stating, in writing, that the information requested could not reasonably be provided within the fourteen business-day period and setting forth a date by which the requestor can expect a complete response.

Vice Chairperson Seitzman made the motion and Commissioner Russo seconded.

Commissioner Sanford 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".

2024-01.03 Resolution to Participate in a Cooperative Purchasing Program

Vice Chairperson Seitzman made the motion and Commissioner Russo seconded.

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".



2024-01.04 Resolution to Reject all Bids for Harrison Gardens Physical Security Enhancements

Commissioner Russo made the motion and Vice Chair Seitzman seconded.

Commissioner Sanford ask a 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".

2023-01.05 Resolution to Reject all Bids a Contract for Harrison Gardens Interior Stairwell Renovations

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".

#### NEW BUSINESS

Commissioner Impastato made the motion to adjourn.

Chairperson Reyes ask if all in favor of adjournment.

All board members answered in the affirmative except Commissioner Sanford.

(The meeting concluded at 8:39pm)