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

THURSDAY
JUNE 20, 2023
7:00 P.M.

HELD IN PERSON AT
220 ADAMS 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.
Attorney for the Board.

ALSO PRESENT:

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

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

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I N D E X

<u>AGENDA</u>	<u>PAGE</u>
ROLL CALL	3
READING OF ANNOUNCEMENTS	3
PUBLIC COMMENTS	5
EXECUTIVE DIRECTOR'S COMMENTS	7

RESOLUTIONS

Resolution 2023-06.01	58
Resolution 2023-06.02	60
Resolution 2023-06.03	61
Resolution 2023-06.04	63
Resolution 2023-06.05	65
Resolution 2023-06.06	74
Resolution 2023-06.07	76
Resolution 2023-06.08	78
Resolution 2023-06.09	81

1 (Pledge of Allegiance recited at this time.)

2 CHAIRPERSON REYES: I would like advise
3 those present that notice of this regular meeting of
4 the Housing Authority of the City of Hoboken has
5 been provided to the public in accordance with the
6 provisions of the Open Public Meetings Act. Notice
7 of this regular meeting has been rescheduled for
8 Tuesday, June 20, 2023, was given by publication of
9 the revised annual meeting notice of the Authority
10 with amendments as necessary and was sent to the
11 Jersey Journal and Star Ledger on Monday June 12,
12 2023, as notification to the general public of the
13 meeting, sent to the City Clerk of Hoboken on Monday
14 June 12th, 2023, with a copy of the agenda to be
15 posted on the bulletin board in City Hall, Hoboken
16 Library, and Hoboken Police Department and posted on
17 the -- in City Hall, Hoboken Library, and Hoboken
18 Police Department and posted on the Authority's
19 website on Monday, May 12th, 2023.

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

24 So do we have anyone signed up for --
25 director, roll call.

1 EXECUTIVE DIRECTOR RECKO: Roll call.
2 A. Forbes?
3 COMMISSIONER FORBES: Present.
4 EXECUTIVE DIRECTOR RECKO: A.
5 Impastato?
6 COMMISSIONER IMPASTATO: Here.
7 EXECUTIVE DIRECTOR RECKO: A. Lewit?
8 COMMISSIONER LEWIT: Here.
9 EXECUTIVE DIRECTOR RECKO: B. Reyes?
10 CHAIRPERSON REYES: Here.
11 EXECUTIVE DIRECTOR RECKO: M. Russo?
12 COMMISSIONER RUSSO: Made it. Yes.
13 EXECUTIVE DIRECTOR RECKO: J. Sanford?
14 COMMISSIONER SANFORD: Present.
15 EXECUTIVE DIRECTOR RECKO: E. Seitzman?
16 COMMISSIONER SEITZMAN: Aye. Here.
17 ATTORNEY H. FITZPATRICK: And,
18 Director, if you'll note that I'm also present on
19 the phone, this is Harold Fitzpatrick, general
20 counsel.
21 EXECUTIVE DIRECTOR RECKO: I would like
22 to note that Harold Fitzpatrick, general counsel, is
23 on the phone.
24 CHAIRPERSON REYES: Thank you. Ms.
25 Rivera? You were the only one who signed up.

1 MS. RIVERA: I'm the only one?

2 CHAIRPERSON REYES: Yes.

3 MS. RIVERA: Hi, hi, everyone. It's a
4 pleasure.

5 Okay. I have two issues: One is the
6 packages that have been getting stolen for the last
7 few months. I don't know what's going on. I
8 have -- they were stolen packages from me. A lot of
9 times, I've gotten them back from my Amazon, but
10 Amazon's not believing me anymore, okay? Just this
11 past Saturday I was at the precinct and I filed the
12 report, so I think they're going to come and ask you
13 guys something more, anything, because it wasn't
14 there not even five minutes, and I come downstairs,
15 actually my phone said it was delivered and I went
16 downstairs, it was gone. They took it. They ripped
17 it open, took the stuff that out of it and put the
18 empty box in the garbage can inside the mailroom,
19 okay, and ripped my name off and like that's very
20 disrespectful. We have cameras there. We have --
21 we're supposed to have security with the doors.
22 What's going on, you know? It's -- and it's not
23 people that live here, okay? It's people that live
24 outside that stay here with other people.

25 And the other thing is maintenance.

1 Maintenance is lousy in this building. It's become
2 a shambles, you know? It's terrible. And I don't
3 know why we don't have Bobby, you know? Why can't
4 we continue to have Bobby here permanently, you
5 know? That's what it is, you know? Our maintenance
6 is terrible, terrible. Okay. She's hardly ever
7 here and it's just terrible. Our lawns are never
8 cleaned. Only when they come and they mow them,
9 that's the only time it's cleaned. Our hallways are
10 never mopped, okay? I don't like the smell like pee
11 most of the time. So I don't know why we have
12 maintenance if they don't do their job. And that's
13 about it.

14 EXECUTIVE DIRECTOR RECKO: Thank you.

15 I promise you we'll look into it.

16 MS. RIVERA: Thank you very much. And
17 anyone who complains about maintenance (inaudible)--

18 CHAIRPERSON REYES: Thank you.

19 That would be all for our public
20 portion.

21 COMMISSIONER SEITZMAN: Motion to close
22 the public portion.

23 CHAIRPERSON REYES: Motion to close
24 public portion.

25 COMMISSIONER RUSSO: Motion.

1 COMMISSIONER SEITZMAN: Second.

2 EXECUTIVE DIRECTOR RECKO: All right.

3 Ready for my report?

4 CHAIRPERSON REYES: Yeah, don't you

5 call the roll?

6 COMMISSIONER RUSSO: You can call the
7 general, just all in favor.

8 CHAIRPERSON REYES: All in favor?

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

11 CHAIRPERSON REYES: Okay. Director?

12 EXECUTIVE DIRECTOR RECKO: I lost track
13 of that one. Sorry.

14 CHAIRPERSON REYES: Sorry.

15 EXECUTIVE DIRECTOR RECKO: All right.

16 A brief update on where we are.

17 We're working on a special Harrison

18 Gardens fund allocation, that's the design for

19 closing off the Harrison Gardens courtyard.

20 We're also working on a special

21 defensible space issue over at Andrew Jackson

22 Gardens. Both of those are in design.

23 Is Sergeant Collins here too yet?

24 CHAIRPERSON REYES: Yes, he is.

25 EXECUTIVE DIRECTOR RECKO: He's hiding

1 back there.

2 So now that I've said defensible space
3 and the things that we're doing, I would like to
4 give a big thank you right now to the Hoboken Police
5 Department.

6 We had an incident this past weekend on
7 Father's Day and this morning made an arrest, this
8 afternoon, just incredible. I mean, their work on
9 finding out who the perpetrator was and making sure
10 that people out there know that if you're going to
11 have a crime on the public -- on the Hoboken Housing
12 Authority, we're not go going to rest until we find
13 you.

14 Sergeant, you want to say a thing or
15 two?

16 SGT. COLLINS: Sergeant Collins,
17 Hoboken Police.

18 So on Father's Day, on Sunday, around
19 in the area around two-ish in the afternoon we had a
20 shooting in the area of 5th and Jackson. It was one
21 single shot. There was a quick response after we
22 got the information. The investigation took off
23 from there. It was directed at one person. The
24 cameras work, I could assure you.

25 The investigation took off from there.

1 Detectives Tyler Soto and Phoebe Quiones
2 investigated it all Sunday into the nighttime. We
3 identified who the actor was by the end of the
4 night. We had approval from the Prosecutor's
5 Office. We charged the person. It's not a secret
6 now, it's out on social media. It's Keshon
7 Crandell. He was charged with attempted murder,
8 weapons offenses, and there's a charge for
9 widespread injury possibly causing it as well.
10 There were a bunch of people out when he fired the
11 gun. He is innocent until proven guilty in the
12 court of law, but the case is now complete. He was
13 arrested this afternoon without incident and he was
14 checked into the Hudson County Jail.

15 EXECUTIVE DIRECTOR RECKO: Well, thank
16 you for that, and, you know, we're in touch all the
17 time, all the time.

18 So would he really appreciate what you
19 guys are doing out there.

20 (Applause.)

21 CHAIRPERSON REYES: Thank you.

22 SGT. COLLINS: Thank you. Thank you.

23 EXECUTIVE DIRECTOR RECKO: We are
24 applying for a special security grant from HUD,
25 which at the end of this month is due. Corinne's

1 hot on it. We've been working on it and we hope
2 that will pay for many of the security improvements
3 on the fencing issues that we're coming up with.

4 We are holding some special strategy
5 meetings with our attorneys. We expect a number of
6 court actions to be filed soon, including the newest
7 one.

8 We have begun the installation of -- I
9 should change this from my report. We have
10 completed the installation of additional security
11 lighting throughout the Housing Authority, and I
12 think if you walk around at night you're going to
13 see the great work that Sammy's done with our
14 electrical tractors who are identifying those places
15 and lighting them up including the basketball courts
16 and some areas in back. We are also, as the same
17 thing with that, by the way, is we've got the
18 contractors coming to raise the tree lines so the
19 light can get down where the trees were. We're
20 constantly fighting that every year. But they're
21 coming again at the beginning of the summer to make
22 that happen. We're going to have a round the meet
23 and greets during the end of June and July at all of
24 the sites, so I'll be seeing you all out at
25 developments over the next four weeks.

1 Going on to our Hoboken Housing
2 Forward, our redevelopment project. We had just an
3 excellent meeting at the Boys and Girls Club on the
4 15th. We want more people to come, but we had an
5 excellent meeting and we have some good
6 representation. We had breakout groups to talk
7 about design issues, to talk about a number of units
8 issues, to talk about how long the project was going
9 to take, and how some of our decisions, as we move
10 forward. If we have higher buildings, the project
11 is going to take longer. If we have more space, the
12 project is going to take short, et cetera, et
13 cetera. So we've been working on that.

14 The City redevelopment consultant is
15 about halfway through their project. This is the
16 consultant team, again, the hired by the City to do
17 the redevelopment plan. We are in touch
18 consistently with them, but they gave their second
19 report to the community on June 15th. Our first
20 one, if you remember, was back on March 22nd. That
21 was over at 221. This one we held at Boys and Girls
22 Club. We will have another public session coming up
23 toward the end of their project, which will probably
24 be in August. They'll be back to us to be talking
25 to us about where they've come with all their input

1 so far. So, keep in touch on that. We're moving
2 ahead and we're pushing.

3 Staff and legal counsel are -- we're
4 working on our capital leads plan RFP, that's going
5 to take us through a plan on how we're spending on
6 money.

7 As we do our redevelopment, the
8 responses to our RFP for special legal counsel are
9 in and they're in front of you tonight with the
10 Professional Procurement Committee recommendation.

11 An RFQ did go out for requalification
12 of developers and we did have eight responses. They
13 are being reviewed by the committee that was chosen
14 by me as a selection committee, according to our
15 policy. They are going to be holding their third
16 meeting, I think, coming up, next Monday. They will
17 be working on prequalifying the responses to our RFQ
18 and then once we have those qualified developers, we
19 will then be sending out specific RFPs.

20 Now, the difference between an RFQ,
21 request for qualifications, they're going to be
22 qualified, then we send out an RFP, request for
23 proposals, which will be more specific about doing
24 our first phase of our renovation project. So,
25 we're going to be following hot on its heels once

1 these developers are qualified. Ms. Corinne,
2 wherever she's hiding, is the Chairman of that
3 committee.

4 Corinne, what else did I miss?

5 MS. SHAW: I think you said everything.

6 EXECUTIVE DIRECTOR RECKO: I did?

7 MS. SHAW: Yeah.

8 EXECUTIVE DIRECTOR RECKO: You guys are
9 meeting Monday.

10 MS. SHAW: Yes, we are meeting Monday.

11 EXECUTIVE DIRECTOR RECKO: And Corinne
12 is chairing that committee and it's a really good
13 group of folks. The list of that committee is in
14 your book, as the first attachment.

15 Let's see. Legal counsel, developers.

16 We continue to meet with the Enterprise
17 Partners. They continue to be our strong partner
18 along with our HUD representative, Mr. Ellis Wilson
19 Henry. We are beginning our work on projecting our
20 management needs and positioning into 2023 and
21 beyond.

22 We are going back out to HUD to
23 re-establish what's called our CHAPS on all of our
24 development. That's the permission from HUD to go
25 into housing assistance payment contract, that's the

1 HAP part of CHAP, okay? It's a Conditional Housing
2 Assistance Payment contract. So, we were approved
3 for all of our developments. We went ahead with Fox
4 Hill. We've closed Fox Hill. We remained open at
5 Adams and Monroe and they put the rest of ours on
6 what they call a portfolio award. HUD requested we
7 do that. And now that we're ready to go out and get
8 some development out and we're as far a stage we
9 are, we've got to reinstitute our CHAPS, so I will
10 be out at all of the developments doing an in-depth
11 presentation with all of our residents on what that
12 could mean to everybody as we go ahead toward our
13 development process. That will happen this month as
14 well. So, I know that's a lot of complicated stuff,
15 but it's there and it's moving along.

16 I'd like to say sometimes we're off
17 like a herd of turtles, but we really are moving
18 well on this process making sure we're dotting the
19 I's and crossing the T's and being honest.

20 Policy and Outreach. Our newsletter
21 has been out. I think our next one is in July,
22 Corinne?

23 MS. SHAW: Yes, it is in July.

24 EXECUTIVE DIRECTOR RECKO: July. Thank
25 you. So if you've got any goodies for the

1 newsletter, feel free to give them over to us.

2 We had our Hall of Fame on June 14th.
3 Wow, for those of you that were there. For those of
4 you that weren't, come next time. It was absolutely
5 moving. It was absolutely a tremendous evening. We
6 did Jason Blanks, was one of our inductees. J.R.
7 Lynch, and Kaila Fermaint, all of which were
8 incredibly moving young people that inspired us and
9 made us walk away, I had a tear in my eye a couple
10 of times that night. Just such inspirational young
11 folks that grew up in the Hoboken Housing Authority.
12 That the Hoboken Housing Authority allowed that
13 opportunity to them to move forward in their likes
14 lives and their careers, and their careers range
15 from one of the members as a member of the National
16 Championship UCONN team that is now a coach in
17 Manhattan; another that is coaching our kids on our
18 Mama Johnson Field day in and day out, incredibly
19 inspirational and Kaila, who is an aide to a
20 Congresswoman in Massachusetts, and I mean just got
21 to be proud of these guys, and we're ready to bring
22 her back, right, and have her working here. Just
23 tremendously great. So, it was a great event and as
24 we have future ones, just keep in touch. It's
25 inspirational.

1 COMMISSIONER FORBES: I have a
2 question, guys.

3 EXECUTIVE DIRECTOR RECKO: Yes.

4 COMMISSIONER FORBES: First of all,
5 hello, everyone.

6 EXECUTIVE DIRECTOR RECKO: Hello.

7 COMMISSIONER FORBES: How far back are
8 you going with the Hall of Fame on the HHA?

9 EXECUTIVE DIRECTOR RECKO: I think
10 we'll go back to about 1900.

11 (Laughter.)

12 EXECUTIVE DIRECTOR RECKO: How far do
13 you want to go back?

14 COMMISSIONER FORBES: No, I mean,
15 there's -- first and foremost, I really appreciate
16 the fact that we even had this as an Authority, and
17 there's been so many great individuals who came out
18 of the Authority, and since we started this, my
19 phone has been ringing, just a taste from to say the
20 least, so question that I'm being asked is how far
21 back are we going when we are start recognizing some
22 of our residents?

23 COMMISSIONER RUSSO: That far.

24 EXECUTIVE DIRECTOR RECKO: Yeah.

25 COMMISSIONER FORBES: Okay.

1 COMMISSIONER RUSSO: That far.

2 EXECUTIVE DIRECTOR RECKO: I think
3 we'll go back --

4 COMMISSIONER FORBES: Because the
5 appearance seems that we're stopping at a certain
6 year.

7 EXECUTIVE DIRECTOR RECKO: No.

8 COMMISSIONER FORBES: And from then to
9 now.

10 CHAIRPERSON REYES: No, not at all.

11 EXECUTIVE DIRECTOR RECKO: Just give us
12 references. If you've got somebody, give them to me
13 or Corinne and we'll absolutely go as far back. No
14 doubt about it.

15 COMMISSIONER FORBES: Okay, perfect.

16 EXECUTIVE DIRECTOR RECKO: It would be
17 great. Thank you, Commissioner.

18 Our website, we're going to be
19 designing a revamp to our website. With everything
20 happening I think we need a couple new sections.

21 I want to say that I continue to be
22 available for a meeting with our residents on a
23 one-to-one basis. Come in to our office and make an
24 appointment, and we'll make -- I'll make an
25 appointment to see you. If you just walk in,

1 there's a good chance you're not going to get me. I
2 do meetings, so it's hard. If I can, I'll talk to
3 you, but often it's hard for you just to walk in, so
4 make an appointment or call Lourdes or talk to your
5 manager. We'll get you in.

6 Renovation work is almost complete at
7 Fox Hill. A final punch list inspection is going to
8 be happening this month and we should be completing
9 that work.

10 We are meeting with our fee accountant,
11 we hope next week, if not Friday, to start talking
12 about funds for our next round of repairs at Fox
13 Hill.

14 Housing for Hoboken is meeting a week
15 from today, June 27th, at 7:00 p.m.

16 The special allocation of capital fund
17 money for Harrison is all under design. The
18 maintenance, remember we are doing security camera
19 installations on each floor at Harrison and each
20 stairwell at Harrison.

21 CHAIRPERSON REYES: Finally.

22 EXECUTIVE DIRECTOR RECKO: Finally,
23 this money is going to fund that. Finally we have
24 the money to do that. It's going to repave the
25 courtyard and it's going to refurbish the hallways

1 and stairwells, and painting and tread repair at
2 Harrison. Again, that is a special capital fund
3 grant just for Harrison. I can't spend it anyplace
4 else except at Harrison.

5 Good news. The week of July 18th we
6 will be starting to replace all the laundry room
7 equipment.

8 (Applause.)

9 EXECUTIVE DIRECTOR RECKO: Yeah.

10 As many of you know we had some
11 contractual disputes with the fellow that -- the
12 company that's got it now. We finally got everyone
13 to agree with the new company and the old company.
14 The old company is getting their stuff out, the new
15 company is coming in.

16 So, July 18th. So if you've got money
17 on your cards, spend it. And if you got to put some
18 on, just put enough, as much as you need, okay? So
19 I don't know, once they're gone, wheel go after them
20 and try to get any extra money that's on the card
21 back, but when they're gone, they're gone.

22 CHAIRPERSON REYES: Director, could we
23 send notices out to the residents, please?

24 EXECUTIVE DIRECTOR RECKO: Yes.

25 CHAIRPERSON REYES: That way they know.

1 EXECUTIVE DIRECTOR RECKO: We
2 absolutely will. We absolutely will. Yeah.

3 So, we do have another camera system
4 upgrade project and that is not on the floors, but
5 that's our infrastructure. That is the part of it
6 that you don't see. It's the switches in every
7 building, they're original. In every building
8 there's a switching center that sends the camera
9 video out to the main camera location that we have,
10 all of that infrastructure has to be replaced. It's
11 aged out. So, that project is under design now,
12 should be underway soon.

13 Monroe Gardens' boiler replacement is
14 in design. We're having a meeting with the design
15 team this week to see when they can get it out to
16 bid.

17 REAC, UPCS, and what is now called in
18 NSPIRE. REAC is a thing of the past. NSPIRE is
19 going to be our new HUD inspection system.
20 Essentially the same. There will be some changes.
21 The staff is all doing the training in July on the
22 new inspection protocol that HUD is going to have,
23 but we did have our inspections done in-house. We
24 found a number of things that were thematic through
25 all of our units. We did have a number of units

1 with sprinkler head damage, sprinkler head damage.
2 We've got paint. People may have painted and got
3 some paint on the sprinkler head. Those have to be
4 replaced. We're going through and doing plaster
5 work in our units. I think our team is doing a
6 great job on that. Jackie and her team are doing
7 kitchen cabinet repair and replacements and we're
8 going through with window repair as much as we can.
9 Windows are an expensive item and it's something
10 that this organization should have been doing years
11 ago, but we're trying to find as much budget
12 authority as we can to do repairs in your windows.
13 The ones we found on inspections we are repairing.
14 We also found interior door replacement as a theme.
15 We are bidding out documents now for I think 150
16 some doors, interior doors all through our units.
17 So, we're asking the contractor to do that work and
18 on your agenda today is a request to approve a
19 contract for sidewalk tripping hazard repair. It
20 hasn't been done for a number of years here. One of
21 our big REAC point issues with HUD inspections has
22 been our sidewalks. You know, the Hoboken tilt, we
23 call it, right? They go all over the place. They
24 need to be repaired before our next inspection,
25 because anything over about a half inch we get

1 points off. So, we are going to be asking you
2 tonight to approve a contract for a contractor to
3 come in and shave those off and level our concrete
4 sidewalks.

5 We are as a part of REAC also producing in
6 tandem with HUD a video training for residents that
7 we'll be showing residents, it will be on our
8 website, and we'll be asking folks as they recertify
9 with us to watch a video on things that residents
10 could help us with as well. Things like making sure
11 that our egresses aren't blocked, making sure that
12 the smoke detectors are up, things like that,
13 because those give us points off. So, we want to
14 get residents as our partners. We do expect our
15 first inspections to be in October of 2023 at this
16 point.

17 Our vacancies remain good with public housing
18 at a 96 percent occupancy rate and Fox Hill at a
19 97 percent occupancy rate. Both above our goal of
20 95, not quite to 98, but we're getting there. For
21 public housing two move-ins, one move-out, and eight
22 transfers. So we're hitting that transfer list.
23 For those of you that have been on those transfer
24 lists, I want to make a point of that, we only had
25 two people that moved in, we only had one that moved

1 out, but eight people got transferred from units
2 that may have been -- they may have been too
3 crowded, or they may have not had enough people for
4 their unit, because if we're looking for a four
5 bedroom, you got three people, you got to move. So,
6 we've done some of that. So, we're hitting our
7 transfers. But remember, when we do a transfer that
8 just creates another vacant unit, so it doesn't help
9 our occupancy rate, but it does help loading
10 conditions. So, we're out there working on it. And
11 I know some folks who have been on the transfer list
12 for a long, long time, to come and meet with me and
13 we talked about it and I know it's tough for some
14 folks, but we're going as fast as we can and we
15 could only do so many at a time. Fox Hill with
16 97 percent, we had three move-ins and at Fox Hill,
17 one transfer within Fox Hill and three more, we're
18 ready to occupy at the start to this past month. We
19 keep working on our tenants accounts receivable. I
20 do want to encourage residents, once again we've
21 entered many, many repayment agreements with folks.
22 Don't forget them, okay? Keep paying on your
23 repayment agreement. That's a contract with us and
24 again, as we've said with this, as we came out of
25 the pandemic, that we knew folks got behind on their

1 rent, and we wanted to make an agreement with them
2 to repay their rent. So, we do not want to go to
3 eviction with anyone over nonpayment of rent, you
4 know, and if you've come in and done a repayment
5 agreement, whether it's 50 or 40 or 75 a month,
6 please keep up with that so we don't have to come
7 knocking on your door again and maybe threatening
8 some further action.

9 Our entire management staff has undergone a
10 full three days of training this past month on
11 tenant files, rent calculation, management
12 procedures. It was a very good training aimed at
13 around finding any audit findings, you'll remember
14 we had an audit finding for a couple of years, more
15 than that. So, our management team is completely
16 trained at this point.

17 Housing Choice Voucher. We do have a
18 submittal in for what's called Veterans' Assistance
19 or VAS vouchers. We have not heard anything from
20 HUD yet. So, we're just in limbo on that until they
21 come back to us. We have been holding off on a
22 project-based voucher ad to see if we got the VAS
23 vouchers, because if we get the VAS vouchers, that
24 will fit in with the project-based voucher ad, so
25 we'd like to hold off until we hear something about

1 the VAS vouchers, but we're ready to go.

2 Harold, thank you for redoing the RFP on
3 that. We really are ready to go. We just need a
4 meeting with the fee accountant to see exactly how
5 much money we have for other vouchers, but I think
6 if we -- if we don't see something from the VAS
7 voucher side, I think, maybe by next month we ought
8 to go ahead and publish the other one that may go
9 out there for efficiencies, standing room only type
10 assistance.

11 Maintenance. Maintenance continues to go and
12 I know we will address the issues that you had and I
13 think it's mostly cleaning is what I'm hearing from
14 you, cleaning and stuff like, so we will continue to
15 work on that with you and I've gotten maintenance
16 department here and maybe we can meet separately too
17 on that.

18 We have been -- we are going to be modifying
19 our work order system in the coming month. Our goal
20 is August 1st. We are going to be going back to one
21 number to call under work orders for everybody.
22 Right now we have a system where you call in to your
23 manager's office and each manager handles the work
24 orders and sends them to maintenance. We're going
25 to centralize that system, so we call in one number

1 everybody, and we answer those at central
2 maintenance.

3 We continue to accept applications for
4 part-time and full-time building maintenance workers
5 and mechanics. So we'd love to hear from anyone
6 that's qualified out there.

7 We are bidding out work now that would --
8 that would provide a regular four month cycle for
9 stripping and waxing all of our floors. So, the
10 idea here is to have a contractor on tap. So, every
11 four months they come in, strip and wax all of our
12 floors all the way upstairs, all the way down the
13 stairwells. So, we're bidding that out. So we will
14 then have a regular system of strip/wax that help
15 out our BMWs, our cleaning people, and take that off
16 of their shoulders. So, we're going to be going out
17 with that for a second time. We got prices. We did
18 it once, we got prices back, and one was 300 some
19 thousand dollars, and the other was a hundred, and
20 didn't like either of them, so we're rebidding it
21 and looking for other contractors.

22 Attachment 4, major maintenance
23 plumbing projects, and again just to note, these
24 guys are doing a ton of worth out there and then.
25 Attachment 5 is major unit repair projects under Ms.

1 Jackie for the month.

2 Extermination continues, right? It's
3 just we have not conquered the rodent problem. We
4 had a long discussion with the Health and Human
5 Services folks with the City this past week.
6 They're going to be visiting us Thursday and we're
7 going to do a joint kind of putting our heads
8 together. They're going to show us what they're
9 doing and we're going to show them what we're doing.
10 We're doing to try to strategize together on what we
11 could do, because it's just aggravating, we don't
12 seem to be able to get over the top on these
13 critters, so they keep coming. And we are doing a
14 lot. We're doing our weekly inspections, we've got
15 bait stations. It's getting so bad that again
16 they're dying in hallways here and there. They're
17 all over the place. And we're doing everything we
18 can to get rid of them. We've sanitized and painted
19 all of our compactor rooms to make sure that that is
20 not a focus for them. We've increased the number of
21 trash bins. We're reworking any damaged trash chute
22 doors so they can't crawl up those and come out the
23 trash chute doors.

24 Finance is working on our 2022 audit.
25 Field work is complete. They're doing some final

1 auditing, so we should have that in the next -- we
2 hope, by the next Board meeting we should have last
3 year's audit.

4 HMFA building project is closing out,
5 as I mentioned earlier, the Housing Choice voucher
6 budgets we're working on and the VAS vouchers with
7 finance, contract management with finance, and we
8 are working toward our direct debit payments.

9 How close are we?

10 MR. MERCHAND: We are closing in.
11 Approval from each, so I think last month --

12 EXECUTIVE DIRECTOR RECKO: Almost
13 there?

14 MR. MERCHAND: Yeah.

15 EXECUTIVE DIRECTOR RECKO: Almost
16 there. Okay, next month?

17 MR. MERCHAND: No.

18 EXECUTIVE DIRECTOR RECKO: Sooner?
19 Next week.

20 COMMISSIONER RUSSO: What day?

21 EXECUTIVE DIRECTOR RECKO: What day?
22 What time?

23 MR. MERCHAND: The portals are already
24 live and someone already tried to make a payment, it
25 was supposed to be live and the main objective, that

1 payment has been sitting there, but that's a pending
2 situation, so we're dealing with that tomorrow,
3 which means taking it for tomorrow, but by Monday.

4 EXECUTIVE DIRECTOR RECKO: Let's get it
5 done. Yeah. We're been working hard through that,
6 so thank you for your hard work, but we'll get it
7 done. All right.

8 And Mr. Daniel Perez is going to give
9 us a Resident Services update.

10 MR. PEREZ: Thank you very much,
11 Director, Commissioners, everyone.

12 Thank you so much.

13 This is going to be fairly brief,
14 right?

15 EXECUTIVE DIRECTOR RECKO: But you've
16 been busy, Daniel.

17 MR. PEREZ: I've been extremely busy,
18 but I love what I do, so for me it's really
19 enjoyable to really spend time with the seniors.

20 (Applause.)

21 MR. PEREZ: I just want to quickly
22 highlight some of the stuff that we did in the past
23 month or so, with the City of Hoboken. We had some
24 volunteers that came in, right, and they beautify
25 the north side of Andrew Jackson with fresh paint,

1 fresh yellow paint, so everyone knows now not to
2 parking in the yellow, right, so, please make sure.
3 So we just wanted to thank those volunteers for
4 coming in and we had an amazing time, so also
5 encourage the residents to also participate when we
6 have these volunteer days to be able to beautify our
7 property.

8 And then right after we had an amazing
9 event which I believe will becoming a tradition,
10 which is a Southwest festival. So, it was an
11 amazing event. Everyone came out. The residents
12 came out. Commissioners were there. The Director
13 was there. Some of the staff was there and also
14 many of our neighbors were also there. So, it was a
15 great event, and I believe we're going to be able to
16 continue this to do this every single year. So,
17 we're really thankful to the City of Hoboken, Ruben
18 Ramos, right? Thank Ruben for that. HPA was also
19 part of this process as well. So really thankful
20 for that. I'm sorry, Councilman Russo, of course,
21 was there, of course, without him. Thank you for
22 this amazing contribution.

23 And actually I'm also thankful -- we
24 have amazing partners in our community, I'm also
25 really thankful to Joe Branco. He continues to

1 support some of our senior bingos and is donating a
2 bingo machine to the residents in 221 Jackson
3 Street. He's also promising to also donate to 220
4 Adams, so we're really thankful for his submission
5 and his support.

6 Additionally, we have an amazing
7 gentleman from the present town civic associations.
8 He has been supporting some of our senior he ever AR
9 there, right, and he is coming on the 22nd. He's
10 bringing Zack Alexander, who is going to delight us
11 with yesterday's songs from Frank Sinatra. So we're
12 really excited for that. We're going to be 221
13 Jackson Street from 2:00 p.m. to 4 p.m. on the 22nd.

14 So, everyone that loves Frank Sinatra,
15 please come by and be delighted by some amazing
16 music and some amazing interpretation.

17 I really want to thank also Councilman
18 Ruben Ramos. As you know, he represents the Fourth
19 Ward, an amazing individual. Always contributing
20 and supporting the residents of the Housing
21 Authority. We were in Atlantic City last week.
22 Amazing time with some of the seniors, many of them
23 won money and didn't want to come back, so we want
24 to keep that --

25 COMMISSIONER RUSSO: Did you ask them

1 for donations?

2 MR. PEREZ: I did not.

3 So, really exciting. And thank you
4 Ruben for donating those two buses, we were able to
5 take our wonderful seniors to enjoy a great time in
6 Atlantic City.

7 I also want to thank Phil Cohen. Phil
8 Cohen provided transportation to the City of
9 Hoboken, thank you, City of Hoboken for sending the
10 hop over to Fox Hill and providing that
11 transportation to our seniors to bring them down to
12 221, so that way they can board the bus to Atlantic
13 City. So amazing partners, right, and amazing
14 individuals, that continue to serve and support the
15 residents of Hoboken Housing Authority.

16 Everyone, thank you so much.

17 (Applause.)

18 CHAIRPERSON REYES: Director, I just
19 have two questions for you regarding your report.

20 I know you said about the lighting,
21 which is great and I'm very happy. One of the
22 lights is right next to my bedroom and I'm
23 complaining, but I ha neighbor who is complaining
24 that it's going right into her bedroom --

25 EXECUTIVE DIRECTOR RECKO: Okay.

1 CHAIRPERSON REYES: -- window, and it
2 lightens her entire bedroom.

3 EXECUTIVE DIRECTOR RECKO: Okay.

4 CHAIRPERSON REYES: So, I don't know if
5 we could maybe adjust it, maybe move it away.

6 Again, I'm not complaining about it,
7 but it's next to me.

8 EXECUTIVE DIRECTOR RECKO: We'd be glad
9 to do any of that adjustment. If you have a light
10 that's causing --

11 CHAIRPERSON REYES: You know where it
12 is.

13 MR. FERMAINT: That's the big part of
14 it, we just have the lights where, and now any
15 complaints that we get, we can have some them
16 adjusted, so we know which ones to individuals.

17 COMMISSIONER RUSSO: Simple solution we
18 turn it into her bedroom.

19 (Laughter.)

20 CHAIRPERSON REYES: I have blackout
21 windows, the blackout curtains, it's not going to
22 bother me. And if it is, Recko and Sammy would
23 know.

24 Another thing you talked about the
25 infestation of the mice we're having. I'm a

1 resident down there right and I see it and I know
2 some about the workers that live down there, but I
3 think that no matter what we do, if we don't curb
4 what's happening down that with the residents, the
5 cookouts, the stuff that's happening, I get it,
6 people want to have fun, you want to have a cookout,
7 I get it, it's fine, but clean up after yourself.
8 When you leave food on the floor, when you leave the
9 food next to the garbage can, not in the garbage
10 can, or even in -- I know that from Memorial Day, I
11 believe it was recently you guys actually put a
12 dumpster over by the basketball court, which caused,
13 you know, some friction and I understood why it was
14 there. It was not, you know, very appealing, but I
15 get why it was there, but you still have the
16 residents that are having these barbecues, are not
17 cleaning up after themselves. And to be honest with
18 you, we're going to spend all this money on all this
19 extermination and if we don't curb what's happening
20 down there and hold them accountable for cleaning
21 up, we're wasting our money. It's the absolute
22 truth. So, I think that we need to do something
23 about that. I also think that we need to think
24 about our policy, our 10 p.m. policy and what's
25 going on, because I know I received several

1 complaints about things that are happening out there
2 past 10 o'clock at night, and I think it's unfair
3 that we always hold the police department
4 accountable for, you know, for what they're supposed
5 to be doing or we think they're supposed to be
6 doing, but then we don't hold our residents
7 accountable, and that's a big problem for me. And
8 as the Chairwoman of the Board, I have to hold the
9 administration accountable, right? So, if we sit
10 here for hours and we set up policies and we expect
11 our residents to follow them, then the
12 administration definitely has to start holding our
13 residents accountable, no matter who it is. This
14 weekend there was a party that lasted till wee hours
15 of the night. I don't know if there were any calls,
16 but I did get residents, you know, who called me to
17 say, "What's going on?" And, you know, you can't
18 pick and choose who you're going to -- you know, who
19 you're going to hold accountable. It has to be
20 everybody. So, I think that we need to go back as a
21 Board, as the Board of Commissioners go back,
22 re-evaluate this and not only re-evaluate it, but
23 start holding our residents accountable, because
24 with the -- if we're going to redevelop, which we
25 are, if we don't start holding them accountable now,

1 no matter what we do and how much we beautify our
2 community, it's never going to work, so...

3 (Applause.)

4 EXECUTIVE DIRECTOR RECKO: Thank you,
5 Ms. Chairman. I appreciate that and I would suggest
6 that we bring the Security Committee together with
7 the police again this time period before the next
8 meeting because I think we need to sit down and go
9 over it and I was out with them the one night at
10 two, three in the morning, and, you know, it's just
11 going to take that, that we continue to get out. I
12 think they're doing a good job and I think there's
13 also other things we could do to get better at our
14 relationship with them.

15 So thank you for that.

16 CHAIRPERSON REYES: Thank you.

17 EXECUTIVE DIRECTOR RECKO: And we will
18 work on that.

19 CHAIRPERSON REYES: Thank you.

20 COMMISSIONER IMPASTATO: Chairwoman?

21 CHAIRPERSON REYES: Yes, yes Andrew.

22 COMMISSIONER IMPASTATO: Can you
23 give -- I'm not sure, I was in and out, but can we
24 get an update from Frank about the money owed for
25 past due rent? I know we were at almost a year ago

1 we were at 1.2 million. On the timeline that we
2 were given then he said that September of '23 we
3 would start to go to the courts to evict, so I'm
4 just wondering we're coming up on that point, you
5 know, where we're at with money owed and the whole
6 process.

7 CHAIRPERSON REYES: Frank?

8 MR. MERCHAND: Hi, everybody.

9 Yes, so we are meeting with Matthew and
10 the managers and now we've compiled a list of the
11 folks who now did not enter into repayment
12 agreements and the folks who entered into repayments
13 agreements and have not been making payments on
14 them.

15 COMMISSIONER IMPASTATO: First of all,
16 I can't hear you. Is that on my end or --

17 CHAIRPERSON REYES: I think it's on
18 your end, Andrew.

19 MR. MERCHAND: If I get closer, does
20 that help does then?

21 CHAIRPERSON REYES: Does that help,
22 because he's talking into the mic.

23 MR. MERCHAND: Let me see.

24 COMMISSIONER IMPASTATO: Yes, it does.

25 MR. MERCHAND: Yes, so where we are is

1 we're meeting with Matthew this coming week,
2 Fitzpatrick, and what we're doing is now for all the
3 folks who did not enter into a repayment agreement
4 and for all the folks who entered into repayment
5 agreements and have defaulted, that's going to be
6 our first batch of letters that we're going to put
7 out. The number is large. So it's a -- it's a
8 to-do, but we are getting together to strategize, I
9 believe, next week.

10 EXECUTIVE DIRECTOR RECKO: And we
11 should beat the September '23 -- if he can't hear,
12 I'll repeat that. We'll beat the September 23 goal.

13 MR. MERCHAND: So by what the Director
14 said, we should be beating that September 23 of the
15 letters going out for the process beginning for
16 eviction. Now, we won't be in court, per se, people
17 might not be evicted, but the process will now be in
18 place.

19 COMMISSIONER IMPASTATO: Or are we over
20 20, 20 or over or under to --

21 CHAIRPERSON REYES: Andrew, are you
22 listening?

23 COMMISSIONER IMPASTATO: I'm sorry. Is
24 there -- is something in the packet that shows me
25 when -- an update we're giving that, is that in this

1 impact?

2 EXECUTIVE DIRECTOR RECKO: I don't
3 think we did update on the accounts receivable this
4 month.

5 MR. MERCHAND: There's something
6 prepared that we can forward --

7 EXECUTIVE DIRECTOR RECKO: Yeah, we do
8 not have it. We can do it in between, because we
9 keep track a month-to-month bases, but it's down
10 significantly. Where are you from where we were at
11 the beginning?

12 MR. MERCHAND: Well, no, not really.
13 So, our current outstanding is a little bit over a
14 million, right? And now we have 700,000 in
15 repayments, right, so technically we -- yeah, we did
16 a great job with repayments, but way more people
17 became delinquent at the same exact time. So, it's
18 not -- they're not directly related. So, yes, when
19 we started last year, let's say if no new people
20 became delinquent when we started this, we would be
21 a million one minus 700, we'd be at, you know,
22 400,000, but unfortunately we did get the
23 repayments, but then we're still at a million one of
24 new and more, and the difficult part to understand
25 about that is that if we have a hundred outstanding

1 people today, and next month I come to you with a a
2 report and I tell you that I have 100 outstanding
3 people, it might be not be the same hundred people,
4 it's just 100 people in that particular time.

5 So, but right now our numbers in
6 general are still not looking fantastic and that's
7 the problem and that's part of the reason we're got
8 the sit down, and Emil and I are going to sit down
9 and just go over, because there's an unusual amount
10 of people that, for whatever reason, continue to not
11 pay rent and new people who are not paying rent.
12 So, maybe what would be most helpful at some point,
13 if I can give you a report that tells you how many
14 of these people are the same people, not names, but
15 like out of the hundred people, a hundred people, 80
16 are the same, we have two new -- to kind of give you
17 that balance of that, because that's how it kind of
18 goes unsaid when we're just looking at numbers. If
19 you're just looking at a dollar amount or repayment
20 amount, you're not really capturing the fact that,
21 okay, this month 150 new families didn't pay rent,
22 right, all you're you going to see is that, wow, the
23 numbers didn't go down or, in fact, they went up,
24 but it could be just new families for completely new
25 reasons.

1 So, that's the frustration, but yes, to
2 your point, we've gone through all the letters,
3 we've gone through at the chances, we've gone
4 through getting people some repayments, now we've
5 given -- falling off the repayments, the very next
6 step and the only thing that we can do now is to go
7 to court, you know, and nobody wants to do that, but
8 that's where we have to go.

9 And like Barbara just said, the
10 Chairwoman just said, part of it is accountability.
11 We have to, and every turn here it's accountability.
12 We have to have accountability. We can't keep the
13 lights on if there's no rent coming in, right? So
14 the City is slow and rent where we're keeping the
15 business open with rent. So, we need everybody's
16 help with paying the rent. And if you have a
17 problem with paying your rent and if you need to get
18 into a repayment, we're willing to work with you,
19 but we have to find that balance and got to do it
20 together. We have to get to the point that we face
21 this problem, we're dealing with it, but it's a --
22 it's not easy, but I will forward you what we have.
23 It's already prepared, so it's not something that we
24 have to prepare.

25 CHAIRPERSON REYES: Thank you.

1 EXECUTIVE DIRECTOR RECKO: Thank you,
2 Frank.

3 COMMISSIONER SANFORD: Madame Chair,
4 Madame Chair, I have questions for the Director.

5 CHAIRPERSON REYES: Sure.

6 COMMISSIONER SANFORD: So, Director,
7 going back to the housing, the Hoboken Housing
8 Forward update.

9 EXECUTIVE DIRECTOR RECKO: Uh-huh.

10 COMMISSIONER SANFORD: Can you help me
11 to understand the criteria for selecting members of
12 the HHA Developer Committee?

13 EXECUTIVE DIRECTOR RECKO: Yeah.

14 The policy says that I'll select those,
15 but I don't have the policy in front of me, but I'll
16 select a kind of a diverse portion of the community,
17 so what I did was select, I believe, three members
18 of our staff that are familiar with development, let
19 me find the list here, Commissioner, so, I don't
20 misspeak.

21 COMMISSIONER SANFORD: Please take your
22 time.

23 EXECUTIVE DIRECTOR RECKO: I am. I am.

24 So, we had one member of the Board,
25 which we spoke about here at the Board meeting

1 before, which is Aaron, we did three members of my
2 staff, which is Corinne and Frank and Emil. We have
3 Chris Brown, who is part of the City Planning
4 department or his representative, which is R.J.
5 Theofield, R.J; one member April Harris, which is a
6 community representative. Ms. Harris was very
7 strong in the religious community throughout
8 Hoboken, and she is also a Board Member of Housing
9 for Hoboken, so is very familiar with the issues,
10 and last but not least, we have Joe McDonald, who is
11 a Resident Advisory Board Member, and represents the
12 residents on that committee.

13 The last three people listed are
14 advisory. They are there just to give that
15 committee advice. One is Ellis Wilson Henry from
16 HUD; another is Lisa, who does the financial stuff
17 for us, and then there's our attorney, Harold
18 Fitzpatrick.

19 Does that help?

20 COMMISSIONER SANFORD: It does.

21 Now, how many people should be on this
22 Committee? How did you determine that?

23 EXECUTIVE DIRECTOR RECKO: Our policy
24 says five to seven people.

25 COMMISSIONER SANFORD: Five to seven.

1 So is Mr. Theofield -- is that Mr. or Miss?

2 EXECUTIVE DIRECTOR RECKO: That's a Mr.

3 COMMISSIONER SANFORD: Is that person
4 an alternate or is that a person member of the
5 seven?

6 EXECUTIVE DIRECTOR RECKO: No, he's
7 actually an alternate. It's either him or Chris
8 that attend, either he or Chris Brown.

9 COMMISSIONER SANFORD: So, is there
10 room for other persons to serve on this committee?

11 EXECUTIVE DIRECTOR RECKO: No. We've
12 got a full seven right now, and they've already
13 started. I mean, they've already been this -- will
14 be their third meeting, so I wouldn't add anyone at
15 this point.

16 COMMISSIONER SANFORD: So, if I wanted
17 to serve on this committee, there would be no chance
18 for me to serve?

19 EXECUTIVE DIRECTOR RECKO: Right. It's
20 too late at this point.

21 COMMISSIONER SANFORD: Why not?

22 EXECUTIVE DIRECTOR RECKO: Because the
23 policy says five to seven people. There's seven
24 appointed, and the committee's already started.
25 They've already made a number of decisions. They've

1 already looked at the policy, they're already in
2 process.

3 COMMISSIONER SANFORD: So but how did
4 you choose Commissioner Lewit versus any of the
5 other nine Commissioners, seven Commissioners?

6 EXECUTIVE DIRECTOR RECKO: Commissioner
7 Lewit's been involved, very involved in development
8 in the past. I thought he was quite qualified. He
9 worked for the Enterprise folks.

10 Commissioner Lewit's been asking me and
11 talking to me about this process from the beginning
12 of the process, so I think he knows quite a bit
13 about developers and how developments are done.

14 COMMISSIONER SANFORD: Is it fair to
15 say that I have also been fully involved in asking
16 questions regarding the development process?

17 EXECUTIVE DIRECTOR RECKO: I'm not too
18 sure I want to answer that, because Aaron is in my
19 office almost every week talking to me and you're
20 not. I mean, I don't know when the last time we
21 spoke besides here at the meeting, I mean, it's been
22 months, right, since we've spoken, or since you've
23 come in and talked to me. So I got to be honest, I
24 know you haven't, not like Aaron's been at all.

25 COMMISSIONER SANFORD: So, my

1 involvement on the Housing For Hoboken starting that
2 organization as a founding Board Member, that didn't
3 factor into that -- you never had a conversation?

4 EXECUTIVE DIRECTOR RECKO: No, I think
5 he did a great job when we were selecting the
6 committee members for the strategic plan and we do
7 appreciate that work and still appreciate that work.
8 But since then, you haven't been very involved with
9 us. You haven't been very involved with me. You
10 haven't really talked to me, you haven't done -- you
11 haven't been involved just to talk to me about these
12 things. You --

13 COMMISSIONER SANFORD: I did. And I
14 shared with you the reasons why I've taken a step
15 back.

16 EXECUTIVE DIRECTOR RECKO: I can't
17 argue. It is what it is. These are the -- I had
18 the right and the privilege of appointing these
19 people.

20 COMMISSIONER SANFORD: I'm not denying
21 that.

22 EXECUTIVE DIRECTOR RECKO: Good.

23 COMMISSIONER SANFORD: I'm not
24 questioning that. I'm asking why I was not
25 considered.

1 EXECUTIVE DIRECTOR RECKO: And I think
2 I just answered that.

3 CHAIRPERSON REYES: Correct.

4 COMMISSIONER SANFORD: I don't believe
5 so.

6 CHAIRPERSON REYES: Do we have another
7 question or --

8 COMMISSIONER SANFORD: I do have
9 another question.

10 CHAIRPERSON REYES: Okay, great.

11 COMMISSIONER SANFORD: What are the
12 eight responses? Who are the eight respondents?

13 EXECUTIVE DIRECTOR RECKO: I don't have
14 them with me. I'd be glad to send them to you.

15 COMMISSIONER SANFORD: And for the sake
16 of the public, can you define what prequalification
17 the developers is.

18 EXECUTIVE DIRECTOR RECKO: Yes, through
19 the developers there will be a number of questions
20 that are asked the developers by the selection
21 committee. Now, the Selection Committee does have
22 the ability to define their own terms because they
23 are a Selection Committee, but the RFQ did give a
24 number of things that a developer has to have as we
25 qualify developers. They have to be able to have

1 the financial expertise to do that, they have to be
2 known to have done other projects and developed
3 other projects, so that Selection Committee has to
4 look at their history, what their qualifications
5 are. There's a number of things that I don't have
6 in front of me. I don't know if Corinne could help
7 to answer any, but we did put a list together, or
8 she did for the Selection Committee.

9 COMMISSIONER SANFORD: So, will the
10 Chair of this Committee then be responsible for
11 developing the evaluation criteria of these
12 respondents?

13 EXECUTIVE DIRECTOR RECKO: The Chair
14 and the rest of the Committee as well as Mr. Harold
15 has had input into that as well, as well as
16 Mr. Ellis Wilson Henry as a HUD advisory member.

17 COMMISSIONER SANFORD: Okay. Has that
18 criteria selection been created yet or is it in
19 process?

20 EXECUTIVE DIRECTOR RECKO: I think the
21 final will be created next Monday, is my
22 understanding.

23 COMMISSIONER SANFORD: Next Monday. So
24 what is a fair --

25 EXECUTIVE DIRECTOR RECKO: And I'm not

1 a part of that Committee, so they've got their own
2 business.

3 COMMISSIONER SANFORD: What is a fair
4 expectation for the entire Board to receive that
5 criteria?

6 EXECUTIVE DIRECTOR RECKO: We would
7 hope that we could have this in front of the Board
8 in July or August.

9 CHAIRPERSON REYES: Thank you, amazing.

10 COMMISSIONER SANFORD: And when can the
11 Board expect the respondent -- the names, the list
12 of the respondents and their responsiveness?

13 EXECUTIVE DIRECTOR RECKO: We actually
14 have those. I don't see any reason that any Board
15 Member couldn't see the list of respondents and the
16 actual bids.

17 COMMISSIONER SANFORD: Wonderful. So,
18 you can get that to me tomorrow.

19 CHAIRPERSON REYES: Director, you can
20 get it as soon as you have an opportunity to send it
21 to him. Thank you.

22 EXECUTIVE DIRECTOR RECKO: It shouldn't
23 be hard, no.

24 CHAIRPERSON REYES: Any other
25 questions?

1 COMMISSIONER SANFORD: One moment.

2 VOICE: You're wasting our time, James.

3 Let's go.

4 COMMISSIONER SANFORD: So when

5 development is begin --

6 COMMISSIONER RUSSO: I'm sorry.

7 CHAIRPERSON REYES: I'm sorry.

8 COMMISSIONER RUSSO: I couldn't hear

9 you.

10 COMMISSIONER SANFORD: Sure.

11 When developing this committee, I

12 presume you worked with HHA counsel?

13 EXECUTIVE DIRECTOR RECKO: I think this

14 was my decision.

15 COMMISSIONER SANFORD: This is your

16 decision.

17 EXECUTIVE DIRECTOR RECKO: Yeah.

18 COMMISSIONER SANFORD: Okay. What, if

19 any, due diligence did you do on the members of this

20 committee?

21 EXECUTIVE DIRECTOR RECKO: I know each

22 and every member of the committee. I know their

23 background, I know their -- I know what they've done

24 in the past and I know each and everyone of them.

25 COMMISSIONER SANFORD: So, with that in

1 mind, it's fair to say that you haven't reviewed any
2 financial disclosure forms that they have been
3 required to fill as members of the, say, city
4 employees.

5 EXECUTIVE DIRECTOR RECKO: No, that's
6 not fair to say.

7 COMMISSIONER SANFORD: No? Okay. So,
8 you did. That's what I'm getting at.

9 CHAIRPERSON REYES: Okay. Is this a
10 question or a --

11 EXECUTIVE DIRECTOR RECKO: I don't know
12 what you're getting at.

13 COMMISSIONER SANFORD: I'm getting at
14 have you reviewed any financial disclosure forms
15 related to any of these individuals?

16 EXECUTIVE DIRECTOR RECKO: No.

17 COMMISSIONER SANFORD: Okay. That
18 answers my questions. Thank you.

19 CHAIRPERSON REYES: Thank you. I
20 appreciate it.

21 COMMISSIONER RUSSO: Director, if you
22 don't mind a follow-up question.

23 EXECUTIVE DIRECTOR RECKO: Yes.

24 COMMISSIONER RUSSO: Don't all these
25 members of this committee, as their role either in

1 the City of Hoboken or serving on an authority or an
2 advisory board fill out a financial disclosures to
3 the State of New Jersey?

4 EXECUTIVE DIRECTOR RECKO: No, I don't
5 believe they would. Not as we do as Commissioners
6 or I do as an Executive Director, and I believe you
7 do as Commissioners. These folks that were in this
8 ad hoc developer committee, I don't think would fall
9 under the law to have to fill out their full
10 disclosure forms like I do or you do.

11 CHAIRPERSON REYES: Thank you. Any
12 further questions?

13 COMMISSIONER SANFORD: Yes.

14 COMMISSIONER IMPASTATO: I'm sorry.
15 I'm sorry. I apologize for not being fully prepared
16 for this. Okay. I had scheduled around that
17 meeting for last Thursday, so I have something going
18 on right now, which is (inaudible). Who is on
19 the -- what is this development committee? I'm
20 sorry, I'm sorry. I have to repeat it, but how many
21 members are it on it? Is it somewhere in the
22 packet?

23 CHAIRPERSON REYES: Yes, it is. It's
24 part of the attachment to the Director's report,
25 Andrew.

1 EXECUTIVE DIRECTOR RECKO: Your first
2 attachment.

3 COMMISSIONER IMPASTATO: I'm just
4 looking at it and if I have any questions, I'll ask
5 at the end, if that's okay.

6 CHAIRPERSON REYES: Thank you so much.
7 I appreciate it.

8 COMMISSIONER SANFORD: So, my next
9 question is for HHA counsel. So having --

10 CHAIRPERSON REYES: Counsel?

11 COMMISSIONER SANFORD: Having --
12 Harold, can you hear me?

13 CHAIRPERSON REYES: Counsel, are you
14 here?

15 ATTORNEY H. FITZPATRICK: Yes, I can
16 hear you.

17 COMMISSIONER SANFORD: Okay.

18 So having gone through those questions
19 that I just asked the Director about due diligence
20 and whether any of the people on this HHA developer
21 committee subject to financial disclosures, my
22 understanding is that they are not, according to the
23 law.

24 Is that correct?

25 ATTORNEY H. FITZPATRICK: Well, I can't

1 speak to all of them. They may be subject to some
2 sort of financial disclosure in their other
3 functions, such as the city people, but they're not
4 subject to any disclosure as the Executive Director
5 said.

6 COMMISSIONER SANFORD: Should we take
7 that extra step of security and ask for financial
8 disclosures?

9 ATTORNEY H. FITZPATRICK: It would be
10 too late now. This policy was established several
11 months ago when the Board of Commissioners
12 established a special procurement provision for this
13 committee, and if you had the thought of doing that,
14 that would have been the time to bring that up. It
15 is not a requirement for their serving on this
16 committee.

17 Our employees probably would regard it
18 as an invasion of privacy and inappropriate under
19 our personnel policy.

20 As to other people, they're people, in
21 some cases, who volunteered and you'd have to ask
22 them for that information. Any idea of establishing
23 an additional threshold policy is, as far as I'm
24 concerned, water under the bridge at this point.

25 COMMISSIONER RUSSO: Could I ask a

1 question?

2 CHAIRPERSON REYES: Sure, Commissioner.

3 COMMISSIONER RUSSO: Is there a concern
4 for any individual or is there any facts that maybe
5 some of the other Board Members or the attorney
6 don't have that you would like to share with us or
7 even confidentially, Commissioner?

8 COMMISSIONER SANFORD: Are you asking
9 me?

10 COMMISSIONER RUSSO: Yeah.

11 COMMISSIONER SANFORD: I choose not to
12 answer.

13 COMMISSIONER RUSSO: Okay.

14 CHAIRPERSON REYES: Thank you.

15 COMMISSIONER SANFORD: So, are you
16 saying, counsel, that that HHA Board doesn't have
17 the power to amend its policies after the fact?

18 ATTORNEY H. FITZPATRICK: No, I didn't
19 say that. The committee has already been created
20 and it's already started its function.

21 COMMISSIONER SANFORD: Okay. So, the
22 Board could, if it decided to, amend the policy.

23 ATTORNEY H. FITZPATRICK: Well, if they
24 amended the policy, how could it apply to people
25 that have already been appointed? I think that

1 would be unfair to everybody, the current members,
2 any authority process that we've already created has
3 already happened. We're already in process, as the
4 Executive Director said. This is a fait accompli.
5 This is not something that comes up now, and I agree
6 with the Commissioner who asked whether or not
7 you're aware of anything specific, because short of
8 that, we're just tilting cloud windmills here.
9 We're creating a situation that has no factual
10 basis. If it has a factual basis, I think you'd
11 have to put it forward.

12 COMMISSIONER SANFORD: I see.

13 CHAIRPERSON REYES: Thank you, Harold.

14 COMMISSIONER SANFORD: So, I do have a
15 factual basis and I will address that with you,
16 counsel.

17 CHAIRPERSON REYES: Thank you.

18 ATTORNEY H. FITZPATRICK: Feel free. I
19 won't change my position on the fact that these
20 people have already been appointed, though. I'd be
21 glad to --

22 (Simultaneous crosstalk.)

23 COMMISSIONER SANFORD: That is not the
24 question I asked. That is not the statement I made.
25 You asked me if I have a factual basis.

1 I do have a factual basis and I will address that
2 factual basis with you.

3 CHAIRPERSON REYES: Thank you,
4 Commissioners.

5 ATTORNEY H. FITZPATRICK: Feel free.

6 CHAIRPERSON REYES: Can we move on?

7 COMMISSIONER SEITZMAN: I think we can.

8 CHAIRPERSON REYES: Okay.

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1 RESOLUTION NO. 2023-06.01

2 CHAIRPERSON REYES: Resolution No.

3 2023-06.01. A Resolution of the Housing Authority

4 of the City of Hoboken to approve the meeting

5 minutes for May 11th, 2023, reorganization Board

6 meeting.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRPERSON REYES: Director?

10 Questions? Concerns?

11 EXECUTIVE DIRECTOR RECKO: If not, A.

12 Forbes?

13 COMMISSIONER FORBES: Yes.

14 EXECUTIVE DIRECTOR RECKO: A.

15 Impastato?

16 COMMISSIONER IMPASTATO: Yes.

17 EXECUTIVE DIRECTOR RECKO: A. Lewit?

18 COMMISSIONER LEWIT: Yes.

19 EXECUTIVE DIRECTOR RECKO: B. Reyes?

20 CHAIRPERSON REYES: Yes.

21 EXECUTIVE DIRECTOR RECKO: M. Russo?

22 COMMISSIONER RUSSO: Aye.

23 EXECUTIVE DIRECTOR RECKO: J. Sanford?

24 COMMISSIONER SANFORD: No.

25 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-06.02

2 CHAIRPERSON REYES: Resolution No.

3 2023-06.02. A Resolution of the Housing Authority

4 of the City of Hoboken to approve the meeting

5 minutes from May 11, 2023, regular Board meeting.

6 COMMISSIONER RUSSO: Motion.

7 COMMISSIONER SEITZMAN: Second.

8 CHAIRPERSON REYES: Questions?

9 Concerns? Director, roll call.

10 EXECUTIVE DIRECTOR RECKO: A. Forbes?

11 COMMISSIONER FORBES: Yes.

12 EXECUTIVE DIRECTOR RECKO: A.

13 Impastato?

14 COMMISSIONER IMPASTATO: Yes.

15 EXECUTIVE DIRECTOR RECKO: A. Lewit?

16 COMMISSIONER LEWIT: Yes.

17 EXECUTIVE DIRECTOR RECKO: B. Reyes?

18 CHAIRPERSON REYES: Yes.

19 EXECUTIVE DIRECTOR RECKO: M. Russo?

20 COMMISSIONER RUSSO: Aye.

21 EXECUTIVE DIRECTOR RECKO: J. Sanford?

22 COMMISSIONER SANFORD: No.

23 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

24 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-06.03

2 CHAIRPERSON REYES: Resolution No.

3 2023-06.03.

4 A Resolution of the Housing Authority
5 of City of Hoboken to authorize the payment of the
6 monthly list of bills.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRPERSON REYES: Questions?

10 Concerns?

11 Director, roll call.

12 EXECUTIVE DIRECTOR RECKO: A. Forbes?

13 COMMISSIONER FORBES: Yes.

14 EXECUTIVE DIRECTOR RECKO: A.

15 Impastato?

16 COMMISSIONER IMPASTATO: Yes.

17 EXECUTIVE DIRECTOR RECKO: A. Lewit?

18 COMMISSIONER LEWIT: Yes.

19 EXECUTIVE DIRECTOR RECKO: B. Reyes?

20 CHAIRPERSON REYES: Yes.

21 EXECUTIVE DIRECTOR RECKO: M. Russo?

22 COMMISSIONER RUSSO: Aye.

23 EXECUTIVE DIRECTOR RECKO: J. Sanford?

24 COMMISSIONER SANFORD: No.

25 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-06.04

2 CHAIRPERSON REYES: Resolution No.

3 2023-06.04. A Resolution of the Housing Authority

4 of the City of Hoboken to authorize an agreement

5 with the Housing Authority of the City of Jersey

6 City for HQS inspections of the HCVBP apartments and

7 the annual RAD OCAF calculation.

8 COMMISSIONER RUSSO: Motion.

9 COMMISSIONER SEITZMAN: Second.

10 CHAIRPERSON REYES: Questions?

11 Concerns?

12 Director, I have a question.

13 EXECUTIVE DIRECTOR RECKO: Sure.

14 CHAIRPERSON REYES: Do we have anyone

15 who is trained to do this?

16 EXECUTIVE DIRECTOR RECKO: Well, we

17 just don't have enough units to hire somebody. You

18 know, they're big enough that they have a number of

19 people that do this, it's easy for them to absorb

20 the under 200 units that we have, so it just doesn't

21 make sense for us to do it.

22 CHAIRPERSON REYES: Okay.

23 Call the roll.

24 EXECUTIVE DIRECTOR RECKO: A. Forbes?

25 We've got you, Reverend? I don't know if Reverend

1 is still on.

2 CHAIRPERSON REYES: I think he dropped.

3 EXECUTIVE DIRECTOR RECKO: A.

4 Impastato?

5 COMMISSIONER IMPASTATO: Yes.

6 EXECUTIVE DIRECTOR RECKO: A. Lewit?

7 COMMISSIONER LEWIT: Yes.

8 EXECUTIVE DIRECTOR RECKO: B. Reyes?

9 CHAIRPERSON REYES: Yes.

10 EXECUTIVE DIRECTOR RECKO: M. Russo?

11 COMMISSIONER RUSSO: Aye.

12 EXECUTIVE DIRECTOR RECKO: J. Sanford?

13 COMMISSIONER SANFORD: No.

14 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

15 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-06.05

2 CHAIRPERSON REYES: Resolution
3 2023-06.05. A resolution of the Housing Authority
4 of the City of Hoboken to enter into a collective
5 bargaining agreement for residential construction
6 with Liuna Residential Construction and General
7 Service Workers Local Union No. 55.

8 COMMISSIONER RUSSO: Motion.

9 COMMISSIONER SEITZMAN: Second.

10 EXECUTIVE DIRECTOR RECKO: I would like
11 to call upon some representatives of this Labor
12 Union No. 55 to come up and say hello to us.

13 CHAIRPERSON REYES: Sure.

14 EXECUTIVE DIRECTOR RECKO: And as we do
15 that, I would like to just say as they come up here,
16 Martinique, as she comes up here, I would just like
17 to say that this relationship has been tremendous
18 for us. They've been doing our unit turnovers for
19 us. They've working really, really closely with
20 Jackie. Jackie has formed a great partnership with
21 them making sure that our work gets done on time,
22 making sure that if you remember, a year ago when we
23 were back on the vacant unit issues and all the work
24 that we've had to do and where we're now with the 96
25 to 97 percent occupancy, a lot of that's due to our

1 relationship with Local 55, and we'd like to have
2 this agreement renewed and go from here.
3 Martinique.

4 MS. COSTA: Yes. Thank you very much,
5 Chairman, and thank you, Commissioners. Thank you
6 for having us.

7 EXECUTIVE DIRECTOR RECKO: Introduce
8 yourself.

9 MS. COSTA: I apologize. My name is
10 Martinique Costa, I'm the agent with Laborers Local
11 55. Our business manager is Hector Fuentes. He is
12 here as well. Hector Fuentes is a business manager
13 and we'd like to thank you for the relationship.
14 We've been working on and off with the Housing
15 Authority since 2012. We've had Hoboken residents
16 working with us. We have a great relationship with
17 the staff, the residents, and we thank you for the
18 opportunity to just, you know, continue to get that
19 vacancy rate low and, you know, it's a great
20 relationship between everyone, staff, Commissioners,
21 residents, and our members are very happy here.
22 They consider it part of the family, so thank you
23 for the relationship, and if there's anything we can
24 do to continue to grow, help it, we're here.

25 EXECUTIVE DIRECTOR RECKO: And I think

1 that I second what she says because, they did my
2 apartment and did an amazing job. So thank you.

3 MR. BRAGA: Thank you, Chairwoman.
4 Thank you.

5 EXECUTIVE DIRECTOR RECKO: Thank you.
6 I appreciate you.

7 (Applause.)

8 EXECUTIVE DIRECTOR RECKO: So now a
9 vote.

10 COMMISSIONER SANFORD: I have a
11 question.

12 EXECUTIVE DIRECTOR RECKO: Yes.

13 COMMISSIONER SANFORD: For counsel.

14 EXECUTIVE DIRECTOR RECKO: Yes.

15 COMMISSIONER SANFORD: So, within the
16 agreement there is Section 6 NJPAC, in the event the
17 union requests that residential laborers authorize
18 contributions to the New Jersey Political Action
19 Committee, the NJPAC or other such funds specified
20 in the attached appendices, the employer agrees to
21 make all such authorized wage deductions and remit
22 them to the New Jersey Building Laborers Statewide
23 Benefits Fund, NJBLS, and the NJPAC or such other
24 fund at the same time as union dues check off is due
25 and payable.

1 Can you help me to understand, counsel,
2 what that means?

3 ATTORNEY H. FITZPATRICK: That's one of
4 the benefits of this that was negotiated with the
5 union. The union has a number of individual items,
6 if you look at the entire document, that they
7 collect money from the various payments that are
8 made to their employees for various things that
9 they've identified they want to have as part of the
10 benefits available to their employees. And this is
11 a fairly standard provision for a lot of unions to
12 have a Political Action Committee and to collect
13 money that is paid on behalf of their employees in
14 favor of that committee. The Authority has
15 absolutely no involvement with respect to the
16 decision to have this process or as to how the money
17 might be collected or used. We're simply a
18 pass-through like we would be for social security or
19 Medicare or any other benefit.

20 COMMISSIONER SANFORD: So, are we aware
21 of what donations for contributions that NJPAC is
22 making within the State of New Jersey?

23 ATTORNEY H. FITZPATRICK: Not only are
24 we is not aware, I'm not sure it would be any of our
25 business.

1 COMMISSIONER SANFORD: Why would you
2 say that? Why would it not be any of our business?

3 ATTORNEY H. FITZPATRICK: Because this
4 is a benefit that is negotiated with the union and
5 it seems to me that it would be an invasion of the
6 union's turf to start asking how the political
7 contributions might be used. This is a matter of
8 law that's gone up to the Supreme Court and
9 otherwise been debated for years. It's only
10 appropriate in the State of New Jersey to have such
11 a provision.

12 COMMISSIONER SANFORD: Before --

13 ATTORNEY H. FITZPATRICK: And we're
14 not -- let me finish. And we're not a party as to
15 how they may be made.

16 In fact, if we were to look into it and
17 some Commissioner were to not be happy with the
18 contributions, I think not only would we be in
19 violation of an existing contract that's been around
20 for quite sometime, but probably in violation of the
21 employee's rights.

22 COMMISSIONER SANFORD: I'm not speaking
23 to any of that. Allow me to go into a little more
24 detail.

25 Before I was removed from the

1 Procurement Committee, we routinely had vendors
2 present and respond to bids and part of that bid
3 process was to share what political contributions,
4 if any, they made. Am I -- is that jogging your
5 memory?

6 ATTORNEY H. FITZPATRICK: Well, that's
7 correct, but it's completely different. This is not
8 a bid. This is not a procurement. This is a
9 negotiation with a union. It's a completely
10 different premise.

11 And I'll point out to you that the
12 reason why we do that for bidders is because there
13 is law with respect to whether or not a bidder can
14 make a contribution to somebody who might have a
15 impact on the contract. It's not true with respect
16 to the union negotiations, so please --

17 COMMISSIONER SANFORD: But you
18 understand that it is a resolution that is before
19 this Board, and I am asking --

20 ATTORNEY H. FITZPATRICK: Well, there's
21 a lot of resolutions before this Board, they don't
22 all fit into the category of procurement. This one
23 does not.

24 CHAIRPERSON REYES: Thank you, Harold.
25 Thank you, Harold.

1 If there are no further questions,
2 could we call a vote, Director?

3 EXECUTIVE DIRECTOR RECKO: A. Forbes?

4 COMMISSIONER FORBES: Yes.

5 EXECUTIVE DIRECTOR RECKO: A.

6 Impastato?

7 COMMISSIONER IMPASTATO: Yes.

8 COMMISSIONER FORBES: Yes.

9 CHAIRPERSON REYES: Both of them said
10 yes.

11 EXECUTIVE DIRECTOR RECKO: Did we get
12 through Forbes and Impastato?

13 CHAIRPERSON REYES: Yes.

14 EXECUTIVE DIRECTOR RECKO: A. Lewit?

15 COMMISSIONER LEWIT: Yes.

16 EXECUTIVE DIRECTOR RECKO: B. Reyes?

17 CHAIRPERSON REYES: Yes.

18 EXECUTIVE DIRECTOR RECKO: M. Russo?

19 COMMISSIONER RUSSO: Aye.

20 EXECUTIVE DIRECTOR RECKO: J. Sanford?

21 COMMISSIONER SANFORD: No.

22 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

23 COMMISSIONER SEITZMAN: Yes, aye.

24 CHAIRPERSON REYES: Thank you.

25 VOICE: Thank you, Commissioners.

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CHAIRPERSON REYES: Thank you.

COMMISSIONER RUSSO: Continue the great
work.

COMMISSIONER SEITZMAN: We appreciate
it.

1 RESOLUTION NO. 2023-06.06
2 CHAIRPERSON REYES: Resolution No.
3 2023-06.06. A Resolution of the Housing Authority
4 of the City of Hoboken to award a contract for
5 walkway maintenance.
6 COMMISSIONER RUSSO: Motion.
7 COMMISSIONER SEITZMAN: Second.
8 CHAIRPERSON REYES: Questions?
9 Concerns?
10 EXECUTIVE DIRECTOR RECKO: I referenced
11 earlier in my report.
12 CHAIRPERSON REYES: Yes, you did. Roll
13 call, Director.
14 EXECUTIVE DIRECTOR RECKO: A. Forbes?
15 COMMISSIONER FORBES: Yes.
16 EXECUTIVE DIRECTOR RECKO: A.
17 Impastato?
18 COMMISSIONER IMPASTATO: Yes.
19 EXECUTIVE DIRECTOR RECKO: A. Lewit?
20 COMMISSIONER LEWIT: Yes.
21 EXECUTIVE DIRECTOR RECKO: B. Reyes?
22 CHAIRPERSON REYES: Yes.
23 EXECUTIVE DIRECTOR RECKO: M. Russo?
24 COMMISSIONER RUSSO: Aye.
25 EXECUTIVE DIRECTOR RECKO: J. Sanford?

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COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: E. Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION NO. 2023-06.07
2 CHAIRPERSON REYES: Resolution No.
3 2023-06.07. A Resolution of the Hoboken Housing
4 Authority of the City of Hoboken to ratify the
5 June 14th, 2023, award of an emergency contract for
6 abatement to a sprinkler system in multiple
7 locations.
8 COMMISSIONER RUSSO: Motion.
9 COMMISSIONER SEITZMAN: Second.
10 CHAIRPERSON REYES: Questions?
11 Concerns?
12 Director, roll call.
13 EXECUTIVE DIRECTOR RECKO: A. Forbes?
14 COMMISSIONER FORBES: Yes.
15 EXECUTIVE DIRECTOR RECKO: A.
16 Impastato?
17 COMMISSIONER IMPASTATO: Yes.
18 EXECUTIVE DIRECTOR RECKO: A. Lewit?
19 COMMISSIONER LEWIT: Yes.
20 EXECUTIVE DIRECTOR RECKO: B. Reyes?
21 CHAIRPERSON REYES: Yes.
22 EXECUTIVE DIRECTOR RECKO: M. Russo?
23 COMMISSIONER RUSSO: Aye.
24 EXECUTIVE DIRECTOR RECKO: J. Sanford?
25 COMMISSIONER SANFORD: No.

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EXECUTIVE DIRECTOR RECKO: E. Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION NO. 2023-06.08

2 CHAIRPERSON REYES: Resolution No.
3 2023-06.08. A Resolution of the Housing Authority
4 of the City of Hoboken to award a contract for
5 special legal services repositioning of public
6 housing.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRPERSON REYES: Questions?
10 Concerns?

11 COMMISSIONER SEITZMAN: Madame Chair?

12 CHAIRPERSON REYES: Sure.

13 COMMISSIONER SEITZMAN: I just want to
14 say that we had -- we personally, the Procurement
15 Committee had two or three meetings on this. We did
16 our homework. We did -- we worked with our legal
17 team. They felt very comfortable with it. I think
18 that the three people on the Procurement Team
19 Committee feel very comfortable with what -- with
20 these choices, they've been vetted. All I's, all
21 T's, everything is crossed, full in multiple ways,
22 so I just wanted to say that.

23 CHAIRPERSON REYES: Thank you, Erica.
24 Director?

25 COMMISSIONER SANFORD: I have a

1 question.

2 CHAIRPERSON REYES: Sure.

3 COMMISSIONER SANFORD: For counsel.

4 CHAIRPERSON REYES: Yes, counsel.

5 COMMISSIONER SANFORD: So, counsel,

6 just so that we clarify. Would this resolution

7 that's before us have had any due diligence

8 regarding donations, contributions of this entity?

9 ATTORNEY H. FITZPATRICK: Yes.

10 COMMISSIONER SANFORD: What, if any,

11 contributions were found?

12 ATTORNEY H. FITZPATRICK: None.

13 COMMISSIONER SANFORD: And was that for

14 the State of New Jersey or the federal level?

15 ATTORNEY H. FITZPATRICK: State of New

16 Jersey. That's the form that applies to this

17 procurement.

18 COMMISSIONER SANFORD: Not at the

19 federal level?

20 ATTORNEY H. FITZPATRICK: That's

21 correct.

22 COMMISSIONER SANFORD: Okay. Thank

23 you.

24 CHAIRPERSON REYES: Thank you.

25 Director, roll call.

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ATTORNEY H. FITZPATRICK: That would include any federal official running for office in the United States who is voted on in New Jersey.

COMMISSIONER SANFORD: Thanks for that clarification.

EXECUTIVE DIRECTOR RECKO: A. Forbes?

COMMISSIONER FORBES: Yes.

EXECUTIVE DIRECTOR RECKO: A.

Impastato?

COMMISSIONER IMPASTATO: Yes.

EXECUTIVE DIRECTOR RECKO: A. Lewit?

COMMISSIONER LEWIT: Yes.

EXECUTIVE DIRECTOR RECKO: B. Reyes?

CHAIRPERSON REYES: Yes.

EXECUTIVE DIRECTOR RECKO: M. Russo?

COMMISSIONER RUSSO: Yes.

EXECUTIVE DIRECTOR RECKO: J. Sanford?

COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: E. Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION NO. 2023-06.09
2 CHAIRPERSON REYES: Resolution No.
3 2023-06.09. A Resolution of the Housing Authority
4 of the City of Hoboken to enter into a shared
5 services agreement with the Housing Authority of the
6 Township of Irvington.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRPERSON REYES: Questions?
10 Concerns?
11 COMMISSIONER SANFORD: Yes. As again,
12 I stated for all resolutions regarding the practice
13 of piggybacking, I am voting no on this resolution.
14 CHAIRPERSON REYES: Thank you,
15 Commissioner.
16 Director, roll call?
17 EXECUTIVE DIRECTOR RECKO: A. Forbes?
18 COMMISSIONER FORBES: Yes.
19 EXECUTIVE DIRECTOR RECKO: A.
20 Impastato?
21 COMMISSIONER IMPASTATO: Yes.
22 EXECUTIVE DIRECTOR RECKO: A. Lewit?
23 COMMISSIONER LEWIT: Yes.
24 EXECUTIVE DIRECTOR RECKO: B. Reyes?
25 CHAIRPERSON REYES: Yes.

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EXECUTIVE DIRECTOR RECKO: M. Russo?

COMMISSIONER RUSSO: Aye.

EXECUTIVE DIRECTOR RECKO: J. Sanford?

COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: E. Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 CHAIRPERSON REYES: Thank you.

2 Thank you, Commissioners.

3 Before we close, I just have some sad
4 news to share with you guys. It saddens me, I don't
5 know if many of you know, but HOPES did lose the
6 employee that we were -- that was working over at
7 the Family Resource Center. Ms. Cruz, who is also a
8 Hoboken Housing Authority resident, she passed away
9 last Sunday. So, it's with great sadness that we
10 report that. So I know you guys may have some
11 questions about the Family Resource being closed,
12 unfortunately we are in the process of hiring.
13 It's -- my staff is taking it very hard, so we're
14 taking it slow. We also don't want to make the
15 family anymore uncomfortable because they're from
16 the community, so we are in the process of hiring
17 someone, but if anyone from the Housing Authority
18 needs help, we do have Curtis Rivera, who is there
19 some days, some days he's out on the road. If
20 there's no one there, please refer them 301 Garden.
21 We do have staff there Monday through Friday from 9
22 a.m. to 5 p.m. If it's a senior that can't make it
23 up there, call me. I will have one of the advocates
24 come to one of the community rooms and try to help
25 as much as we can. And we also lost a young lady,

1 18 years old. We didn't lose her here in Hoboken,
2 we lost her in Reading, Pennsylvania. She was here.
3 She was from Hoboken. She's actually the
4 granddaughter of one of our RAD Board Members,
5 Natalie Classen. So, you know, I just want to
6 extend our condolences on behalf of the Board of
7 Commissioners to the families.

8 COMMISSIONER RUSSO: Madame Chair.

9 CHAIRPERSON REYES: Sure.

10 COMMISSIONER RUSSO: May I just make
11 one statement?

12 CHAIRPERSON REYES: Sure.

13 COMMISSIONER RUSSO: I just think it's
14 important, because I want our partners to know this,
15 as a democrat and as someone who staunchly believes
16 in the union's right to collectively bargain for
17 their workers' rights, I also believe in their
18 ability to collectively advocate and use their money
19 in there PAC to do so. I think it's important that
20 we make that distinction. This is not an
21 individual, this is an organization. They do that
22 together. They do that when they advocate for their
23 workers' rights, but they also do that when they're
24 bargaining for those workers' rights as well and I
25 think it's important to know that both of those

1 things go hand in hand.

2 So, as a Commissioner here and as a
3 Councilman in the City of Hoboken, I fully support
4 that right and I will continue to support that right
5 for your union and all the unions in the State of
6 New Jersey.

7 (Applause.)

8 CHAIRPERSON REYES: Thank you. Thank
9 you. Commissioner.

10 COMMISSIONER IMPASTATO: Madame Chair,
11 this is new business.

12 COMMISSIONER SEITZMAN: Wait, hold on
13 on one second.

14 CHAIRPERSON REYES: Sure. Andrew would
15 you like to go first?

16 COMMISSIONER IMPASTATO: Oh, no. Did
17 someone else get -- I'm sorry, I didn't hear.

18 COMMISSIONER SEITZMAN: I was just
19 saying that I am the member of CWA and New Jersey
20 City University and CWA does -- I don't have the
21 exact language because, I wasn't prepared, but they
22 have a huge PAC and they are right now fighting
23 Trenton for our contract. So, I know where the
24 money goes, right, they can explained to us, but
25 they're the part of my money that goes to Trenton to

1 help get a better contract. So, it's all over. So
2 we thank them for their work and I also wanted to
3 say if anybody has something that's -- that needs to
4 be said, then come to us, but also what gets me a
5 little bit upset, and I'm sorry -- I'm only speaking
6 for myself, is that I trust everybody here in this
7 room, and in this Board, and I think that we have
8 come a long way and everybody here wants to
9 redevelop and wants to do the right thing, so what's
10 a little bit upsetting when people are -- at all
11 levels are saying that we are not doing the right
12 thing; if we are not doing, someone has some
13 information, and it has to go up the chain, by all
14 means, but other than that I would like to think
15 that all of my colleagues here, on the phone, are
16 doing the right thing and we should have that
17 mindset of we are always doing the right thing. If
18 first chance, by chance we are not, then we address
19 it then, but not the opposite way around.

20 (Applause.)

21 CHAIRPERSON REYES: Yes. Thank you.
22 Erica, thank you.

23 COMMISSIONER IMPASTATO: Yes, thank
24 you. This has nothing to do with any questioning
25 any question by anybody else, but it's just a

1 coincidence --

2 CHAIRPERSON REYES: I'm sorry, Andrew,
3 I can't hear you.

4 Did we lose him?

5 COMMISSIONER IMPASTATO: I'm sorry.
6 This has nothing to do -- this is just a coincidence
7 that I'm bringing this up at this meeting. So,
8 please don't feel like it's tied together, but I
9 think under my attention that a donation, a
10 political donation, was made from Director Recko to
11 Councilman Russo and I addressed this with
12 Councilman Russo, or we had a discussion because I
13 thought that was the right thing to do, but I am
14 curious and I do think that it's something that
15 should be addressed that our Director made donations
16 to Commissioners that are also responsible for the
17 hiring and firing of (inaudible). I don't think
18 that it's (inaudible) and at least to my mind. I'm
19 not sure if Councilman Russo gave the money, the
20 donation back, it's none of my business if he does.
21 I just wanted to make this clear that in the public
22 portions, so that, you know, I would hope that if
23 something like this, I was doing something like
24 that, giving donations to those that are responsible
25 for the hiring and firing, that people would bring

1 it up as well.

2 This has nothing to do with the overall
3 performance that Director Recko does. I just think
4 that it's an impact, that's not very -- it just
5 doesn't smell right. And I know he has the ability
6 to donate to whoever he wants, but it also strikes
7 me that's he's not a resident of Hoboken. So, I
8 don't see how being a resident of another city, you
9 would donate to a Councilman in another city, how
10 that would impact your residency or daily life when
11 you're living in another city.

12 So, the way I would look at it is just
13 a simple, friendly gesture from a Director to
14 someone who is responsible for the overall health of
15 this position. And that's it. I just wanted to
16 bring that out. I brought this to the attention of
17 Councilman Russo, to Chairwoman --

18 CHAIRPERSON REYES: Correct.

19 COMMISSIONER IMPASTATO: -- Reyes, as
20 well as to the attorney, the Fitzpatricks, and
21 that's all I have. Thank you.

22 CHAIRPERSON REYES: Mr. Fitzpatrick?

23 ATTORNEY H. FITZPATRICK: So, I could
24 say, Madame Chair, that -- Madame Chair, could I
25 have the comment on that?

1 CHAIRPERSON REYES: Absolutely. I was
2 going to ask you to comment.

3 ATTORNEY H. FITZPATRICK: I have
4 received inquiries from two Commissioners fairly
5 recently about this issue. I am working on it.

6 CHAIRPERSON REYES: Uh-huh.

7 ATTORNEY H. FITZPATRICK: So, it will
8 take me a little while and I told that to the
9 Commissioners who inquired and I will have a report
10 for the Commissioners before the July meeting.

11 CHAIRPERSON REYES: Thank you.

12 Harold, I think we have also discussed
13 this, Harold, myself, Vice-Chair, we've discussed
14 this with you and you said the same thing to us.
15 So, we were just waiting for you to do your due
16 diligence and come back with a response for
17 everyone. So I appreciate it. Thank you.

18 EXECUTIVE DIRECTOR RECKO: And I think
19 for my part, I will wait for his report as well.

20 CHAIRPERSON REYES: Thank you.

21 Director Recko, the staff here today, I
22 again cannot speak on behalf of this entire Board.
23 I can speak to you as a resident and I could speak
24 to you as a Commissioner myself. I do have full
25 faith in all of you. I know that you guys would

1 never put us in a position where we would lose our
2 housing or put us in jeopardy of anything that is
3 not legal and I do believe that if anyone, as
4 Commissioner Seitzman said earlier, has any
5 information about any illegality and you have all
6 the proof, by all means, we welcome you to contact
7 the Hudson County Prosecutor's Office, contact the
8 Hoboken Police Department, whomever, whatever legal
9 entity you'd like to contact, HUD. We open -- we
10 would be glad to an open investigation and we
11 welcome it. I don't think anyone here has anything
12 to hide and I want to say as a Commissioner and as a
13 resident, I stand behind you guys, the staff, and
14 Director Recko. I do have full trust in you and I
15 know that you're doing the right thing.

16 So, thank you.

17 EXECUTIVE DIRECTOR RECKO: Thank you,
18 Commissioners. I appreciate it.

19 (Applause.)

20 (Simultaneous crosstalk.)

21 COMMISSIONER FORBES: -- with June and
22 Ms. Seitzman, because I don't think any of that is
23 actually going down. From a personal standpoint,
24 I've known Michael my entire life and his character
25 has always been top level. Just meeting

1 Mr. Director, but his character also has shined
2 through as being nothing but stellar, so I agree
3 with you, you only do the good that you need to do,
4 but I believe that end of this it will wash out in
5 the rinse.

6 CHAIRPERSON REYES: Thank you.

7 COMMISSIONER IMPASTATO: And I hope,
8 I'm not sure -- I'm not disagreeing with that. I
9 hope everyone (inaudible) -- I don't know.

10 COMMISSIONER FORBES: Andrew, I also
11 appreciate the fact that you're also doing your due
12 diligence.

13 CHAIRPERSON REYES: Correct, correct.

14 (Simultaneous crosstalk.)

15 COMMISSIONER IMPASTATO: I don't
16 think -- I don't think the Board or Director
17 (inaudible) I'm sure there was someone didn't cross
18 their I's here and I'm sure that in a way it just
19 didn't smell right. They're good guys, they're
20 doing a good job in both there avenues. So I hope
21 that -- I hope me bringing this up outside, that I'm
22 just saying, I'm trying to say everything should be
23 can clean, should look good, and that's really all I
24 have to say.

25 COMMISSIONER FORBES: Andrew, you are

1 1,000 percent right, Andrew.

2 CHAIRPERSON REYES: Thank you, Andrew.

3 COMMISSIONER FORBES: 1,000 percent
4 right.

5 CHAIRPERSON REYES: Commissioner, thank
6 you, guys.

7 Harold, I don't know if you have
8 something to say? Or because it seems like he keeps
9 lighting up. He may not.

10 Vice-Chair?

11 COMMISSIONER SEITZMAN: I just wanted
12 to point out that, Commissioner Impastato, you asked
13 when we went to training that we brought back all
14 the information, so we went and had an amazing
15 experience in Denver. I sent all of the training
16 information to the Chair and Lourdes. Lourdes
17 printed it out here in your packet, and can send it
18 to you or show you has some of the most important
19 trainings that I attended. I wish you all were in
20 the room with me when you sat and everybody around
21 that room had the same exact issues that we did. It
22 was during the work week. I think Barbara and
23 Commissioner -- and the Councilman, the phone was
24 lighting up every five seconds because I was like
25 everybody is experiencing these problems. When you

1 sit in the room with other people from across the
2 country and you sit down and you talk and you're
3 professional, you come up with some solutions,
4 suggestions, ideas on how to fix them. You're a
5 different municipality, you're in different parts of
6 the country, but the goal is the same, to fix the
7 issues together. Some are -- some problems were
8 somebody owed a million. Like, one person owed a
9 million dollars to the Authority, and they finally
10 evicted them after, I don't know, it's like years.

11 So, all the things that we're going
12 through, so is everybody else.

13 CHAIRPERSON REYES: Thank you. Thank
14 you, Commissioner Seitzman. I do want to put on the
15 record.

16 COMMISSIONER IMPASTATO: I can look to
17 see your personal notes of everything and what was
18 given, the actual documents and could be printed on
19 line. So that's awesome. I really look forward --

20 CHAIRPERSON REYES: I also have e-mails
21 that she sent that I will share with the entire
22 Board.

23 Director Recko, I also would like for
24 the next meeting, now that Erica brought that up, I
25 am planning to put a resolution forward for any

1 Commissioner that states that they want to go on
2 trainings but do not show up and we spend the money,
3 they will have to reimburse the Authority for it.
4 Thank you.

5 COMMISSIONER RUSSO: Motion to close.

6 CHAIRPERSON REYES: Motion to close.

7 COMMISSIONER SEITZMAN: Aye.

8 CHAIRPERSON REYES: All in favor?

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

11 EXECUTIVE DIRECTOR RECKO: Thank you.

12 (Concluded at 8:34 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.

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