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3 REGULAR MEETING OF THE BOARD :
4 OF COMMISSIONERS OF THE HOBOKEN : THURSDAY
5 HOUSING AUTHORITY OF THE CITY : MARCH 9, 2023
6 OF HOBOKEN : 7:00 P.M.

7 -----

8 HELD IN PERSON AT
9 220 ADAMS STREET
10 HOBOKEN, NEW JERSEY

11 BEFORE:

12 CHAIRPERSON BARBARA REYES
13 VICE-CHAIRPERSON ERICA SEITZMAN
14 COMMISSIONER MICHAEL RUSSO
15 COMMISSIONER ANDREW IMPASTATO
16 COMMISSIONER AARON LEWIT (absent)
17 COMMISSIONER JAMES SANFORD (via Zoom)
18 COMMISSIONER ANTHONY FORBES

19 A P P E A R A N C E S:
20 FITZPATRICK & WATERMAN, ESQS.,
21 BY: MATTHEW FITZPATRICK, ESQ. (via Zoom)
22 Attorneys for the Board.

23 A L S O P R E S E N T:

24 MARC A. RECKO, EXECUTIVE DIRECTOR
25 LOURDES PRIESTLEY, Director of Administration
FRANK MERCHAND, Director of Management
EMIL KOTHERITHARA, CFO (via Zoom)
DANIEL PEREZ

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1 CHAIRWOMAN REYES: Director, are you
2 ready?

3 Can we please stand for the salute to
4 the flag?

5 (Pledge of Allegiance recited at this time.)

6 CHAIRWOMAN REYES: I would like to
7 advise those present that notice of this regular
8 meeting of the Housing Authority of the city of
9 Hoboken has been provided to the public in
10 accordance with the provisions of the Open Public
11 Meetings Act.

12 Notice of this regular monthly March
13 Board meeting was given by publication of the annual
14 meeting notice of the Authority, with amendments as
15 necessary, was sent to the Jersey Journal and Star
16 Ledger on Tuesday, February 28, 2023, and sent to
17 the City Clerk of Hoboken on Tuesday, February 28,
18 2023, with a copy of the agenda to be posted on the
19 aforementioned bulletin board in City Hall, Hoboken
20 Library, and Hoboken Police Department and posted on
21 the Authority website on Tuesday, February 28, 2023.

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

1 Roll call, Director.

2 EXECUTIVE DIRECTOR RECKO: A. Forbes?

3 COMMISSIONER FORBES: Present.

4 EXECUTIVE DIRECTOR RECKO: A.

5 Impastato?

6 COMMISSIONER IMPASTATO: Here.

7 EXECUTIVE DIRECTOR RECKO: A. Lewit?

8 B. Reyes?

9 CHAIRWOMAN REYES: Here.

10 EXECUTIVE DIRECTOR RECKO: M. Russo?

11 COMMISSIONER RUSSO: Present.

12 EXECUTIVE DIRECTOR RECKO: J. Sanford?

13 COMMISSIONER SANFORD: Present.

14 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

15 COMMISSIONER SEITZMAN: Aye. Present.

16 CHAIRWOMAN REYES: Can you give me the

17 sign-up sheet?

18 MS. PRIESTLEY: Chair, it's 7:02. It's

19 time to remove. It's 7:02. Okay. That's fine.

20 COMMISSIONER RUSSO: If somebody comes,

21 we'll add them.

22 CHAIRWOMAN REYES: Adrienne Rawlins?

23 COURT STENOGRAPHER: Could you just

24 state and spell your name for me?

25 MS. RAWLINS: A-D-R-I-E-N-N-E,

1 R-A-W-L-I-N-S.

2 COURT STENOGRAPHER: Thank you.

3 MS. RAWLINS: I received a complaint
4 from a resident regarding an additional amount for
5 back rent because of mistakes that the manager made
6 at the time. This is over a year old. The lease is
7 done and over with for that time period, and if
8 there's a miscalculation, that should fall on the
9 Housing Authority, not the resident. You make a
10 mistake on the math, that's on you, that's not on
11 the resident.

12 I do have a six-page, and I'm not
13 reading all six. In your new resident handbook that
14 you passed around, I found a lot of them on the
15 floor and in the trash, so no one is reading it.
16 That should be a lease amendment so that everyone
17 could come in, sign that they got it, you hand it to
18 them, they know that they have to read it. But
19 there are many things in this book that are things
20 that I've never seen before.

21 Screening and eviction policy, we don't
22 do background checks yearly. Maybe you should, it's
23 only done when the leases are first signed.

24 You have never, that I know of,
25 enforced the community service for the eight hours a

1 month, I haven't seen that done lately.

2 Under additional keys, you have you may
3 obtain additional copies of the keys from your
4 manager for a nominal fee. What is the nominal fee?
5 That should be stated because not putting an amount,
6 that's kind of shady.

7 You should not park your vehicles on
8 the sidewalks or lawns. You may not keep inoperable
9 or unlicensed vehicles on the premises. You don't
10 enforce that, and your contractors are constantly
11 parking on the sidewalks. Therefore, they should
12 not be on the sidewalks either.

13 Housing has never done an incentive
14 transfer. I don't know where you got that from.
15 What, are you going to pay somebody to transfer over
16 and, you know, you'll get a big pretty apartment and
17 that makes no sense. Incentive transfers, never
18 heard of them.

19 If you want a pet, the Authority
20 researches the right to enter your unit under a
21 30-minute notice. No, by law you must give 24 to 48
22 hours notice. You cannot enter any unit unless we
23 have proper notification.

24 And since when does the Housing
25 Authority show the unit for re-leasing with the

1 resident still in it? That should be clarified.

2 And since when do we have to ask
3 permission to have an air conditioner? That's not
4 in the lease, I've never seen that before.

5 Your quiet hours are between 10:00 p.m.
6 and 5:30 a.m., that, as well as your night activity
7 policy, that policy also should be signed in as a
8 lease addendum so that everyone has a copy and, you
9 know, they'll actually read it if it's in the lease.
10 That needs to be enforced.

11 And that's it.

12 CHAIRWOMAN REYES: Come on.

13 Thank you.

14 MS. PIZARRO: Emily, E-M-I-L-Y,
15 P-I-Z-A-R-R-O.

16 Hi. And my mother knows about this,
17 about the falling thing on, like, the back of the
18 building that had, like, the nest in it, and, like.

19 MS. RAWLINS: It's a cable box.

20 MS. PIZARRO: Yeah.

21 MS. RAWLINS: The nest has fallen, you
22 can now take that hanging box, it's hanging by a
23 thread.

24 MS. PIZARRO: Yeah. Me --

25 CHAIRWOMAN REYES: I'm sorry. What

1 happened.

2 MS. PIZARRO: It's like a --

3 MS. RAWLINS: It's a cable box.

4 MS. PIZARRO: It's a cable box, and
5 it's, like, hanging by, like, two or three threads.
6 Me, my sister, and my two brothers know about it, no
7 one did anything.

8 And something about the rats, like,
9 I've witnessed, like, when we and my sister was
10 going to TRUE Mentors on Tuesday, I witnessed one,
11 like, running across, like, from us. I got scared
12 and I, like, stopped my sister, and I'm like, stop.
13 And she's like, what happened? I'm like, there's
14 literally a rat ran across us. And she's like,
15 okay. Once it ran, we'll just run straight through
16 it. So we both ran -- well, she walked. And once
17 we got there, we just got scared. I was scared
18 because I'm scared of rats.

19 And, like, this really needs to be
20 solved because I don't want no rat in my apartment,
21 because if there's a rat in the apartment, I'm going
22 to throw hands. I'm not trying to be violent, but
23 like, like, it needs to be -- something needs to be
24 done. Like, I'm asking nicely, just do something.
25 Residents are scared for their life if a rat or a

1 mouse or a skunk is in their apartment.

2 CHAIRWOMAN REYES: You're absolutely
3 right.

4 MS. PIZARRO: Thank you.

5 COMMISSIONER SEITZMAN: Councilman
6 Russo goes all about mine everyday.

7 CHAIRWOMAN REYES: Director, I don't
8 see a-Ms. Rawlins addressed a few things that maybe
9 we can address, such as the box hanging by a thread.
10 I think that can be resolved, I think.

11 EXECUTIVE DIRECTOR RECKO: That can be
12 easily fixed.

13 CHAIRWOMAN REYES: Is that something
14 that we can do or do they have to come out?

15 EXECUTIVE DIRECTOR RECKO: No, we can
16 do it.

17 CHAIRWOMAN REYES: And you're
18 absolutely right, Adrienne. As a resident, I agree
19 with you that a lot of the things in that book does
20 need to be put as an addendum in the lease, and
21 that's what we plan on doing. We just put it out so
22 people can look at it, and it saddens me to hear
23 that you found a lot of them in the garbage because
24 then we have those same residents that come to us
25 and say I didn't know anything about it. So but I

1 can assure you that that's something that we're
2 working on and that when everyone is up for their
3 lease, they will be getting those lease addendums
4 attached to their lease.

5 EXECUTIVE DIRECTOR RECKO: Correct.

6 CHAIRWOMAN REYES: Am I correct,
7 Director?

8 EXECUTIVE DIRECTOR RECKO: Correct.
9 Absolutely right.

10 COMMISSIONER IMPASTATO: Where are we
11 at with putting these requests in the software, that
12 management app. that we're working on?

13 EXECUTIVE DIRECTOR RECKO: Putting what
14 requests? I'm sorry.

15 COMMISSIONER IMPASTATO: So like
16 keys --

17 EXECUTIVE DIRECTOR RECKO: Yeah, work
18 orders go into there, work orders, and we track them
19 through our software.

20 CHAIRWOMAN REYES: That's --

21 (Simultaneous crosstalk.)

22 COMMISSIONER IMPASTATO: That's
23 happening now?

24 EXECUTIVE DIRECTOR RECKO: Yes.

25 COMMISSIONER IMPASTATO: So, like, that

1 was put in --

2 COMMISSIONER FORBES: One second. One
3 second.

4 MR. MERCHAND: I think, Director, he's
5 referring to can tenants open up a work order from
6 the portal --

7 CHAIRWOMAN REYES: No, no. We don't
8 open it up through the portal.

9 COMMISSIONER IMPASTATO: Do we have
10 that? Is that capability coming?

11 EXECUTIVE DIRECTOR RECKO: Well, right
12 now we're putting it in. We haven't come to the
13 stage where we're having residents put in their own
14 work orders online. Something we're working on, but
15 it's not there yet.

16 COMMISSIONER FORBES: It might be
17 something you want to look at because --

18 EXECUTIVE DIRECTOR RECKO: Yeah, sure.

19 COMMISSIONER IMPASTATO: Because, like,
20 a couple of drop-down boxes, toilet, then it's this,
21 is it this? It's trackable. We can see where
22 maintenance is.

23 COMMISSIONER FORBES: Real-time.

24 EXECUTIVE DIRECTOR RECKO: Yeah.

25 COMMISSIONER IMPASTATO: Label it as

1 priorities.

2 EXECUTIVE DIRECTOR RECKO: We already
3 do that, but now it's called in and then we enter it
4 into the system and we track it from there.

5 COMMISSIONER FORBES: Now, do they get
6 a confirmation that that part of the process has
7 started?

8 EXECUTIVE DIRECTOR RECKO: No, we don't
9 mail that out.

10 COMMISSIONER FORBES: No, because
11 there's an automatic e-mail that goes out just to
12 say, hey, listen, you know, your work order has been
13 received, yadda yadda yadda, someone will be in
14 touch with you within the next 24, 48 hours. So now
15 I have a document --

16 EXECUTIVE DIRECTOR RECKO: Right.

17 COMMISSIONER FORBES: -- from the
18 Housing saying, hey, in 48 hours. Now here it is,
19 you know, 102 hours later, and no one's contacted me
20 yet.

21 CHAIRWOMAN REYES: I think that also
22 would help us with a lot of the things that are
23 being said on the resident end where they're saying
24 we're notifying the individuals, we're notifying our
25 managers we're notifying maintenance, and, you know,

1 of, I guess, split the difference and say, all
2 right, if residents are currently calling in those
3 work orders, and we're manually putting them into
4 the system, can we still have the system send out a
5 confirmation e-mail immediately?

6 MR. MERCHAND: Only if they have an
7 e-mail, yes. If they had an e-mail --

8 COMMISSIONER RUSSO: Yeah, yeah, no --

9 MR. MERCHAND: It can be --

10 COMMISSIONER RUSSO: -- of course if we
11 don't have the email, we don't have the e-mail.

12 (Simultaneous crosstalk.)

13 MR. MERCHAND: That is the -- then --

14 COMMISSIONER IMPASTATO: So can we
15 start doing that tomorrow?

16 COMMISSIONER FORBES: Yeah, I mean.

17 MR. MERCHAND: It wouldn't be tomorrow,
18 but we can work on getting ready to do it as soon as
19 possible.

20 COMMISSIONER FORBES: Well, work on,
21 what is --

22 COMMISSIONER RUSSO: Can I ask that we
23 get a timeline to the Board so that we know what
24 that implementation would be so --

25 MR. MERCHAND: So what that requires is

1 people signing up to the portal. People can sign up
2 to the portal. If people don't sign up to the
3 portal, it doesn't -- that functionality doesn't
4 matter.

5 COMMISSIONER RUSSO: Yeah, and I'm not
6 worried, I agree.

7 (Simultaneous crosstalk.)

8 COMMISSIONER FORBES: But it's these
9 forms here that will bring that, yeah, that will
10 bring that awareness. I think it will alleviate a
11 tremendous amount of he said, she said, I called on
12 this date, check my phone, let me get my phone bill,
13 you'll see I was on the phone for this long. So I
14 think either way when it's updated, even if it's
15 updated, that it's not what you said it was, then
16 another e-mail should go out, say, hey, we fixed X,
17 Y, and Z, not P, Q, and O.

18 EXECUTIVE DIRECTOR RECKO: So I think I
19 take your point that you would like to see this, I
20 get that, and I think to ask for the staff to have
21 this lit up and happening tomorrow is a little
22 unfair.

23 CHAIRWOMAN REYES: Yes, it is.

24 EXECUTIVE DIRECTOR RECKO: I think
25 you've got to realize that we've been rolling

1 out this software, we're communicating to HUD with
2 this software, we're communicating internally with
3 the software. And as we roll out things, like we'll
4 talk about the ACH debit later, we'll talk about
5 other things we've been working on, but there's only
6 so much bandwidth to make sure we get it right, and
7 we want to get it right.

8 We are rolling out our statements this
9 month, statements to all of our residents, so we're
10 making incremental progress. And I get you on the
11 work order that you would like to see it lit up on
12 our website on the software for folks to put in
13 online work orders. I get it. I get that you would
14 like to see your response on that. Let us now go
15 back and take a look at our work load, see when we
16 can do it, and report back to you. But, again, I
17 think to say get it up tomorrow --

18 COMMISSIONER FORBES: Well, I don't
19 think he meant literally tomorrow, but --

20 COMMISSIONER IMPASTATO: I just --

21 (Simultaneous crosstalk.)

22 COMMISSIONER FORBES: What he's saying
23 is -- it's -- let's get it -- let's not put it over
24 here. You know, let's -- tomorrow, like, like,
25 let's get it moving, I think it will help us out a

1 lot.

2 (Simultaneous crosstalk.)

3 EXECUTIVE DIRECTOR RECKO: I clearly
4 hear you. I clearly hear you.

5 CHAIRWOMAN REYES: I think it's fair to
6 say that since we got the software, we have been
7 implementing new things, new things have been
8 happening and, you know, unfortunately everything
9 can't be done, you know, at the same time. It takes
10 time, not only for the staff to learn the software,
11 for everyone to be -- because as much as you guys
12 love this and want this, as a resident, I'm telling
13 you half of our residents will not even know how to
14 use this.

15 So I think we need to understand first.
16 We have to make sure that the staff has the proper
17 training so that they -- when us, the residents, are
18 meeting with them, maybe that's something that you
19 guys do when they're leasing up, hey, guys you want
20 to learn how to do this so you can do it? But it's
21 really unfair to think that it's going to happen
22 overnight, and I wouldn't say its going to happen
23 within the next three months honestly. That's my
24 opinion. I don't know how quickly you guys can work
25 on it but...

1 MR. MERCHAND: The one thing I can say
2 is this: What I really think what you're asking
3 for, and I think that's the best part of the idea,
4 is how can someone know that I opened up a work
5 order? So that's really what you want. So the
6 portal can get us there one way, but I think a
7 faster way to get there is every work order creates
8 a work order number. So if just the person is given
9 that work order number, we can always trace that
10 through the system for now. Up until we get to the
11 portal. So that's something that we can start doing
12 right away.

13 COMMISSIONER FORBES: Yeah, yeah. The
14 work order number, yeah.

15 (Simultaneous crosstalk.)

16 MR. MERCHAND: So if someone calls and
17 says, hey, I want to open, okay, we'll get you a
18 work order, then we give you your work order number.
19 So at least you know, hey, like, when you call
20 anywhere and they gave you, okay, what's your caller
21 ID number, and they give you that call ID number,
22 right? So yeah, that we can do, that we can do now.
23 And I think that is a great idea as far as giving
24 people some sense of security as far as when it was
25 opened, how to be able to track it. When they call,

1 they can say, hey, what's going on with order 3741?

2 COMMISSIONER FORBES: Yeah.

3 MR. MERCHAND: As opposed to, oh,
4 remember my tub or whatever? No, just go to that
5 number, they pull it up. So that can be something
6 that -- easily within the next week or so we can put
7 something together that could help people. So that
8 even needs a little implementation because we would
9 just have to get information to the tenants via
10 either a flier or something and work with
11 maintenance.

12 (Simultaneous crosstalk.)

13 MR. MERCHAND: Correct, right.

14 VOICE: (Indiscernible.)

15 COURT STENOGRAPHER: I'm sorry, I don't
16 know who's talking. I'm sorry, just --

17 CHAIRWOMAN REYES: Talk a little
18 louder, please.

19 MR. FERMAINT: Same. Sometimes we have
20 issues even reaching out to residents on their
21 personal phones. We've been trying to -- we're
22 still working on the carbon monoxide detectors,
23 they're not in service, they're not logged into our
24 system to where we have the right number to get back
25 to the residents. So, I mean, a lot of it is when

1 they come sign the lease, if they put a good contact
2 number and we can get back to them, once they reach
3 out to the manager, the manager sends us the e-mail,
4 we can respond to an e-mail giving her the work
5 order number, and the management can get in touch
6 with the resident.

7 COMMISSIONER FORBES: Well, what about
8 quarterly reminders about updating their
9 information? If we do it every six months, you'll
10 always be in that curve that you can get a new
11 number sooner than later.

12 CHAIRWOMAN REYES: I think the problem
13 is the recertification. So if you're not
14 recertifying and you're not providing the right
15 numbers, then management has no way of contacting
16 you.

17 COMMISSIONER RUSSO: Madame Chair,
18 could I ask a question?

19 CHAIRWOMAN REYES: Sure.

20 COMMISSIONER RUSSO: From a -- from the
21 perspective of the resident, I call in, I want to
22 get a work order. As soon as I make that call to
23 the manager, the manager then immediately initiates
24 that work order?

25 MR. MERCHAND: Contacting --

1 COMMISSIONER RUSSO: While I'm on the
2 phone, is it fast enough where I will get a work
3 order number?

4 MR. MERCHAND: Today no.

5 CHAIRWOMAN REYES: No, because they
6 have to get it, and then they have to get it back.

7 MR. MERCHAND: A week from now after we
8 work this out, yes.

9 COMMISSIONER RUSSO: That's right.
10 That's where -- right, that's where I think you need
11 to get.

12 MR. MERCHAND: That's the part --

13 COMMISSIONER RUSSO: That's all I'm,
14 yeah --

15 COMMISSIONER FORBES: Yeah, we're still
16 in that lag period.

17 (Simultaneous crosstalk.)

18 COMMISSIONER RUSSO: Because then the
19 contact number doesn't become an issue. You have
20 them on the phone at that point. Okay. So I think
21 that's where we work towards.

22 MR. MERCHAND: And these are some of
23 the things right here, like you guys, we want these
24 things and we're dreaming of these things, and it's
25 like how do I get there? So but with every push and

1 every time we bring this to the table with that, it
2 puts us all on the same focus.

3 Listen, we got the statements and there
4 was -- obviously, we wanted the statements. Your
5 push on the statements got us to it and that's going
6 out.

7 You just mentioned, Andrew, about the
8 ACH. Emil will talk a little bit about it next, but
9 the ACH is going to be a good time for us to kind of
10 see how many people -- you know, right now we have
11 about a third of the people only that pay by check,
12 so it would have to be folks who have a bank account
13 that are paying by check that would be able to use
14 the ACH. A lot of our tenants right now,
15 unfortunately, buy money orders, which to me is a
16 shame because then you're spending more money than
17 they have to because they're paying the rent and
18 they're paying the money order.

19 But when you see the ACH, if we can get
20 as many people's information right, that's a good
21 grab because to enter into the ACH, A, they must be
22 current on their rent, and B, you're updating
23 information. So we'll at least have all the folks
24 who enter into the ACH fresh in there.

25 Now, we're doing all these other

1 issues. So as we catch them, I think one of the big
2 messages we can give to tenants is update your
3 information. To your point, it can be a continuous,
4 just every-four-month-push to update -- listen,
5 people's phones numbers change, their phone breaks,
6 they get a new line, there's a new thing with their
7 new line --

8 COMMISSIONER FORBES: Or even having a
9 outlet on our website, update your address.

10 MR. MERCHAND: Update your information,
11 and you can do that through the portal.

12 COMMISSIONER FORBES: Yeah, yeah.

13 MR. MERCHAND: So the big push is going
14 to be how do we get everyone interested and excited
15 and motivated to sign on to the portal?

16 COMMISSIONER FORBES: When they found
17 out they got left out because they didn't know what
18 was going on.

19 MR. MERCHAND: Right.

20 COMMISSIONER RUSSO: Yeah, that's --

21 MS. RAWLINS: Barbara, also --

22 CHAIRWOMAN REYES: Yeah.

23 MS. RAWLINS: -- for work orders, when
24 we call it in, don't assume that -- I called for my
25 bathtub and you're working on the sink or the

1 toilet. They have to be accurate in taking notes
2 when they're taking the resident complaint of
3 whatever it is. And it's not always accurate.

4 CHAIRWOMAN REYES: Unfortunately, not
5 everyone is perfect, but I get what you're saying.

6 MS. RAWLINS: No, I'm not asking for
7 perfection, I'm asking for accuracy.

8 CHAIRWOMAN REYES: No, you're right.
9 You're right. I agree.

10 MS. RAWLINS: So, you know, because
11 I've had that complaint as well.

12 CHAIRWOMAN REYES: Ray Rodriguez?

13 COURT STENOGRAPHER: Could you state
14 your name and spell it for the record?

15 MR. RODRIGUEZ: My name is Ray
16 Rodriguez, also known as Shihan. I am the karate
17 instructor at the Hoboken Housing Authority, 13
18 years.

19 COURT STENOGRAPHER: Could you just
20 spell your last name, please?

21 MR. RODRIGUEZ: R-O-D-R-I-G-U-E-Z.

22 For 13 years I've been providing
23 services for free for the kids, and every once in a
24 while somebody will donate water or be, you know, if
25 they said that they're going to donate, I ask them

1 to donate, you know, I remind them. Okay.

2 But that's not what I'm talking about.
3 I just wanted to give everybody here a thank you, a
4 really big thank you. This January I've been
5 approached by the number one magazine in the world,
6 martial art magazine in the world, to be -- they
7 gave me three pages, and they -- at the beginning
8 they wanted me to speak about my fighting career. I
9 didn't want to talk about that because everybody
10 does that. I wanted to talk about the torment that
11 I went through when I was a kid at first.

12 In order for me to talk about this to
13 you, I want you to understand where I came from. I
14 came in the eighties and the seventies, when there
15 was a lot of gangs out there, real gangs, when there
16 was a lot of gangs, and those gangs I remember
17 getting -- being told that I was going to be in the
18 gang regardless of what I had to say. And those
19 kids took me and whipped me until I bled. It took,
20 they ripped my shirt off, they did -- they did some
21 really cool things, to them, but to me it was
22 horrifying.

23 Long story short, being in this
24 magazine I was able to open up and talk about so
25 many things, and I'm going to come to a point,

1 watch. One of those things that I was talking about
2 is that I remember my dad was nonexistent. He was
3 in the house, but he was nonexistent. He didn't
4 exist to me because he never taught me anything. I
5 learned everything from the streets. Okay?
6 Everything that I needed, that I thought I needed to
7 know was taught to me by someone else other than my
8 father.

9 Later on in the future all I kept
10 hearing from my dad is I was going to be nothing, I
11 was going to be a bump, I was going to be -- I was a
12 sissy, I was this, I was always complaining to my
13 mother. And my mom was the best thing since apple
14 pie. The best thing since apple pie. She decided
15 to put me into boxing. Not only did I accomplish so
16 much in boxing, you know, I went to the Junior
17 Olympics, I went to -- I did a lot in my career.

18 And I don't want to talk about the
19 fighting aspect of it, and I don't want to talk
20 about fighting. But I remember the man that was
21 training me was Carlos Espada. He was the trainer
22 of Juan Laporte, the featherweight champion. I
23 sparred -- I've had the privilege to spar with Juan
24 Laporte, Rocky Lockridge, Boom Boom Mancini. These
25 are really big headliners. These guys, wherever

1 they went, they were known. I was an unknown, all
2 right? I was young. And here I am fighting,
3 sparring with guys that -- I mean, I made -- I got
4 paid. As a kid I got paid for this.

5 But it's not what I'm talking about.
6 I'm talking about the guy that was training me was a
7 pedophile. That guy was a pedophile. And I found
8 out about it. And all the kids around me found out
9 about it too. Then I met my instructor, Shidoshi
10 Nathan Ingram, and every time I walked by him, I
11 walked by his karate school, he kept saying to me
12 come on, train with me, come and train with me, and
13 I would say no, for what? Another pedophile? Go
14 through the same thing again? I'll pass. I already
15 know how to fight, I could defend myself now. All
16 these bullies got to worry about me.

17 Long story short, once I started
18 training with him, because my sister was there
19 first, and once I started training with him, I said
20 wow, the things I was doing to some people was super
21 human, the things I was breaking to some people was
22 unbelievable, the things that I was doing with
23 weapons, and now my students from the Hoboken
24 Housing Authority are doing the same, hopefully even
25 better than me. Because when my legacy is over,

1 what I leave behind, none of it I'm taking with me,
2 none of it I'm taking with me. But now I have some
3 amazing, amazing children.

4 My highest-ranking black belt was asked
5 to try out for the Olympics in 2020, but then COVID
6 came, you know, and now he's working for the city.
7 Am I proud of all my kids? No, I'm proud of all
8 your kids.

9 CHAIRWOMAN REYES: Thank you.

10 MR. RODRIGUEZ: Because they've been
11 with me for a very, very long time.

12 CHAIRWOMAN REYES: Thank you. We
13 appreciate it.

14 MR. RODRIGUEZ: So I want to thank you
15 too, you're an amazing, amazing person.

16 CHAIRWOMAN REYES: Thank you.

17 MR. RODRIGUEZ: I want to thank you so
18 much. You know, every time we talk, I'm glad we
19 talk a lot, you know. So I wanted to thank the
20 Housing Authority and the Board, you know, to allow
21 me to be here this long. You haven't seen nothing
22 yet.

23 CHAIRWOMAN REYES: We look forward to
24 it.

25 MR. RODRIGUEZ: You haven't seen

1 nothing yet. This -- now we started in January the
2 A plus initiative, where we're giving 500 to 1000
3 dollars to kids going to college. Who does that?
4 And I'm going to continue doing more amazing things.

5 CHAIRWOMAN REYES: Thank you, Ray. We
6 appreciate it.

7 MR. RODRIGUEZ: So thank you very much,
8 everyone. I'm sorry I can't stay.

9 (Applause.)

10 CHAIRWOMAN REYES: Patricia Waiters?

11 MR. RODRIGUEZ: God bless you. Thank
12 you.

13 CHAIRWOMAN REYES: I think that Shihan
14 also forgot to mention that this weekend is the
15 Nerf.

16 MR. RODRIGUEZ: Yes. Thank you. Thank
17 you. Yes, this is how we're raising the funds --

18 CHAIRWOMAN REYES: They're raising
19 funds.

20 MR. RIVERA SOLER: -- to give these
21 kids that money for college.

22 CHAIRWOMAN REYES: Yes. So if
23 anyone --

24 COMMISSIONER SEITZMAN: At the Boys and
25 Girls Club.

1 (Simultaneous crosstalk.)

2 CHAIRWOMAN REYES: Yes, it's going to
3 be at the Boys and Girls Club.

4 COURT STENOGRAPHER: Just state your
5 name, just for the record.

6 MS. WAITERS: Patricia Waiters, 1219
7 Willow Avenue. W-A-I-T-E-R-S, with an S, like a
8 waiter in a restaurant.

9 Can you just real quick, I want to
10 protect the name on this document because it's a
11 court document, but I want to read this in the
12 record tonight because some confusion with -- I was
13 approached by Director Mark Recko and Frank and,
14 also, your corporation counsel, which isn't here
15 tonight.

16 CHAIRWOMAN REYES: He's here. He's
17 online.

18 MS. WAITERS: Oh, okay. Hi,
19 corporation counsel.

20 Definitely I need you to listen too
21 because everybody that was in here a couple of weeks
22 ago witnessed --

23 ATTORNEY M. FITZPATRICK: I'm here.

24 MS. WAITERS: Okay. Witnessed when you
25 called me aside. But this is Patricia Waiters, and

1 then you got me listed here.

2 I'm going to just let you see real
3 quick.

4 COURT STENOGRAPHER: Let me put my
5 glasses on.

6 MS. WAITERS: Wait. Oh, God. See,
7 this is Bayonne, the City of Bayonne, HUD is there.
8 I'm trying to see who else is here, because this is
9 going to be definitely helpful.

10 All right. It's a message that I sat
11 in today in a hearing at 10:00 o'clock, a conference
12 hearing, okay, with the Bayonne Housing Authority.
13 Thank God the federal government was there, HUD and
14 everybody else. I'm saying this to let you know how
15 my own municipality refuse and I have to force my
16 advocacy on you. They got me listed as the Hudson
17 County Volunteer Advocate. I'm not certified, no,
18 because a lot of attorneys get upset when I go to
19 court and beat them. But I'm not certified, I do
20 this out of the goodness of my heart as a volunteer,
21 okay?

22 I tried to share with you the thing
23 about the rent and the PPEs and the SSH and all of
24 that other good stuff. Now that the legislation has
25 changed and it was lifted, it's different

1 and politics, I would have been on this Board, and
2 they laughed at me today in court too and said,
3 well, that's their loss. I know I would have been
4 an asset because it's bigger than contracts. I'm
5 seeing the same people coming up here talking about
6 rats. I got 16 calls about a coyote. Y'all
7 residents call me. I'll let you listen to all 156
8 messages, and it's sad because you push me away and
9 try to cause a fight and confusion, I'm not here to
10 fight, okay?

11 And I know, and I wasn't even to
12 speaking on what you put number five on the agenda,
13 because I don't want my time to run out. I'm
14 wrapping it up. I'm here again for you, and I don't
15 want to say her name, because she's a tenant, a few
16 of your managers have already met with me because
17 I'm telling the tenants when they pulling them in
18 the back, I'm going to ask them again, be careful.
19 I need them to read, don't be quick to sign their
20 name on those settlements, don't be quick to go get
21 money orders versus the money the fed sent in. It's
22 a mess.

23 So I'm opening up my heart and my hands
24 and my time to you again, Mr. Recko. You could
25 reach out to me, we could go over this. I think it

1 would be helpful for the tenants that live here, and
2 this is why I'm doing it. I don't care if you guys
3 don't want to be my friend, I'm going to still
4 respect you. But I think me, you, and Frank should
5 sit down and go over this, okay? Because I don't
6 want no embarrassment coming in my municipality, and
7 this one here will be very embarrassing.

8 And I'm going to point out to you,
9 corporation counsel, what you asked me about before,
10 I'm going to point it out to you, okay, on hard copy
11 and e-mail exactly what I was trying to explain to
12 you that day. I'm not here to bash nobody or turn
13 nobody into the feds. I don't have on wires yet,
14 but I'm going to be okay, okay?

15 So with that being said, I'm finished
16 with this. And I went to HUD in the ice cold,
17 that's why I'm really mad.

18 Resolution to award a contract to
19 reopen public housing waiting list for zero
20 bedrooms, I guess that means a studio, and one
21 bedrooms.

22 You know why I want this, because this
23 one is for Michael Russo. Michael Russo was just
24 appointed as a Commissioner, and he mentioned
25 something about HUD regulations and opening up

1 waiting lists. He said, well, maybe we should do it
2 this way.

3 What I learned today with the feds,
4 they are so strict, and if that judge would have
5 said it one more time, my regulation and the
6 legislation, they adhere to it 100 percent. So
7 whatever little shenanigans you doing, that's what I
8 was trying to ask you, who was the third party that
9 authorized you to open up a waiting list? Who else
10 you have involved other than management, which is
11 you, because if it's only you and Frank, you are
12 going to be solely responsible for any issues that
13 we have or complaints.

14 My complaint was you opened up a list,
15 I had half of the people that came to me from the Y,
16 but I see them mysteriously moved to Fox Hill. You
17 opened up a waiting list, and my daughter took no. 8
18 on one. One of them she took no. 2. We got the
19 original paper, and I brought it to you, Mr. Recko,
20 and you came around with all these shenanigans to
21 change the legislation and change me and thought I
22 was going to change my mind about coming here. That
23 was rude, disrespectful, and I was right.

24 You can't open up a waiting list and
25 say, okay, now let me take all of these people that

1 we picked up the waiting list and make a lottery,
2 because it leaves room for biasness and disrespect
3 because now you see the, names, you see who was who,
4 and thank God my daughter is not Waiters, and then
5 you could discriminate. You can say, well, we could
6 put this one back, we could take this one, we can
7 take this one. Okay? Common sense.

8 So no, I'm wrapping it up, so you don't
9 have to tell Barbara, because I respect her, but
10 this is important.

11 CHAIRWOMAN REYES: You need to respect
12 everyone, Patricia.

13 (Simultaneous crosstalk.)

14 MS. WAITERS: I respect everyone if I
15 get it, if I get it, but the minute she disrespected
16 me and cut me off, that's rude. You gave Adrienne a
17 nice opportunity to finish up and let me finish up,
18 so don't distract me, please. Thank you very much.

19 Anyway, like I was saying, on your
20 agenda here, I want to know who the contractor is
21 you putting as the middleman to open up this waiting
22 list, okay? So see, let's do this professional,
23 Mr. Recko, I'm going to ask you again like I met you
24 six years ago, let's do this professional, because
25 see how people get nervous like that and jump in and

1 cut me off and try to, like, distract me with little
2 small little shenanigans, I'll not doing it, okay?

3 So I'm asking you again, I'm available
4 any time, my number is the name, please reach out to
5 me. And definitely tonight, guys, if this is to
6 open a waiting list, I vote yes. And I'm telling
7 you please support this because I still have
8 documentation, my daughter is single, hard working,
9 no criminal record, no drug thing, and she was
10 number one on the list.

11 Thank you.

12 CHAIRWOMAN REYES: Thank you, Patricia.
13 Manuel Rivera Soler?

14 COURT STENOGRAPHER: State your name
15 for the record, Manny.

16 MR. RIVERA SOLER: Manuel Rivera Soler.
17 Madame Chair?

18 CHAIRWOMAN REYES: Yes, I'm listening.

19 MR. RIVERA SOLER: Good evening,
20 Commissioners.

21 I'm standing today, I want to ask a few
22 questions in regards to a few resolutions, and I
23 would prefer and I would ask that you in your
24 capacity as Commissioners if any one of you or you
25 can take it upon yourselves to ask further questions

1 about these resolutions, which you do many times.
2 But many times you jump over them. You should ask
3 for more information so members of the public can
4 have a clear picture in regards to the different
5 resolutions.

6 First, I would like to say on four,
7 where it says the executive director which does a
8 great job, but please, if unresolved issues, can you
9 say those at the top of the conversation? Thank you
10 very much, sir.

11 And, Madame Chair, on resolution
12 2023-03, 2023-03.05, 2023-03.06, 2023-03.08, and
13 2023-03.09, these resolutions should be more
14 elaborated upon because, of course, we cannot
15 understand with just one sentence all that it
16 implies.

17 And one of them, which is 23-03.03,
18 you're purchasing a vehicle. Can members of the
19 public know what type of vehicle? Why are you in
20 need of this vehicle? Things such as this. I know
21 that they may sound like they're not important for
22 all members of the public to know, but it is,
23 because not only the people who are here present,
24 the people who get to see this beyond today,
25 tomorrow, the next day, who live elsewhere because

1 we have a city of 60-plus, give or take, thousand
2 people. So they also need to get to know where is
3 all of the information on these resolutions.

4 But I also want to emphasize one that
5 was mentioned before, which is 23-03.08, which is
6 the wait list, as well as 23-03.09, when you pass
7 these resolutions, which you should, these are very
8 important, but members of the public and the public
9 in general, like I said last meeting, they need to
10 know the moment that this is open where is the best
11 place, what is the best resource, how can they get
12 their family members or persons on these lists.
13 Whether it's on the portal for the authority,
14 whether you need to expand it to other groups,
15 churches, people need to know because not everybody
16 is aware when a list is open and might need, also,
17 help to get on this list, if it's in the computer or
18 if they have to come in. It would be very helpful.

19 And, you know, I appreciate your
20 attention, I do know that it's a lot to take in. I
21 hope that every person also faired well in last
22 week's emergency, water emergency. So with that
23 having been said, I would like to say God bless you
24 all and God bless the residents of the Hoboken
25 Authority. Thank you very much and good evening.

1 CHAIRWOMAN REYES: Thank you,
2 Mr. Soler.

3 COMMISSIONER IMPASTATO: Madame Chair,
4 just a quick comment. Do we post -- I know at city
5 hall for your meetings, you guys post a resolution
6 packet, right, and it explains every resolution,
7 right, in detail?

8 CHAIRWOMAN REYES: Yes.

9 COMMISSIONER IMPASTATO: Do we -- we
10 don't do that, right?

11 CHAIRWOMAN REYES: No. We just put the
12 agenda up.

13 COMMISSIONER IMPASTATO: We don't have,
14 like, an explanation of every resolution and it --
15 speak to Manny's point.

16 EXECUTIVE DIRECTOR RECKO: The packets
17 wind up on our website.

18 COMMISSIONER IMPASTATO: Which go into
19 detail?

20 VOICE: Yeah, for the meeting.

21 EXECUTIVE DIRECTOR RECKO: Yes, so
22 you'll get to see the packets.

23 COMMISSIONER IMPASTATO: After the
24 fact.

25 EXECUTIVE DIRECTOR RECKO: Right,

1 right. That's right.

2 CHAIRWOMAN REYES: Right before the
3 meeting or after the meeting?

4 EXECUTIVE DIRECTOR RECKO: It's usually
5 after the meeting.

6 COMMISSIONER IMPASTATO: Is there a way
7 to post it before?

8 EXECUTIVE DIRECTOR RECKO: We can try.
9 Sometimes the resolutions aren't done until the day
10 of. So we can try our best to get them posted
11 beforehand.

12 COMMISSIONER IMPASTATO: Yeah, I think
13 it would be helpful.

14 COMMISSIONER FORBES: Or even just post
15 them when they're done.

16 EXECUTIVE DIRECTOR RECKO: Yeah, we do.

17 COMMISSIONER IMPASTATO: Oh, we do. We
18 do that, right?

19 EXECUTIVE DIRECTOR RECKO: Or we'll see
20 what we can do, yeah.

21 CHAIRWOMAN REYES: Also following up
22 what Mr. Soler said, when we're doing these
23 resolutions, we do go into details. I think when I
24 read them out, I always ask does anybody have any
25 questions, concerns. So the details are being said.

1 Unfortunately, what happens is that a lot of people
2 leave after the public portion. The information is
3 being provided, I would just ask that if you're
4 really interested in finding out exactly what the
5 resolution entails and what it's about, stay for the
6 entire meeting and you will get that information,
7 because I think it's always an open discussion for
8 every resolution that...

9 COMMISSIONER FORBES: Yeah, because
10 what ends up happening, we end up explaining it
11 twice.

12 CHAIRWOMAN REYES: Twice, yes.

13 COMMISSIONER FORBES: Because if you
14 weren't here the first time, you didn't get it. So
15 when you come back the second time, we got to do it
16 again.

17 COMMISSIONER IMPASTATO: I think, to
18 Manny's point, though -- he's --

19 MR. RIVERA SOLER: Not what I said,
20 sir.

21 COMMISSIONER IMPASTATO: Yeah. So,
22 Manny, let me give it a shot here. I think what
23 he's trying to say is if he can get the -- if our
24 residents can see the resolutions in detail, then
25 they can read it, prepare questions, so that when

1 of the resolutions, and I don't -- which I think
2 some people are missing, is that we don't just do
3 things, sometimes people -- I understand the
4 perception, that we just do things in thin air. So
5 maybe we need to explain the process, right? A lot
6 of the time you're communicating with the Rad Board,
7 it has to go to a committee, and then it comes to
8 the Board. So we -- and we're getting input from
9 the Rad Board, from each other, when we sit on
10 committees, we speak with security council. When
11 you sit on the resident service committee, you're
12 speaking to people that are here today. We're not
13 just making a decision on, pardon my language, on
14 thin air. You're getting input. But I understand
15 both sides, and maybe we're not explaining correctly
16 the process of how it all works.

17 COMMISSIONER RUSSO: So I think we
18 could post it.

19 EXECUTIVE DIRECTOR RECKO: We can post
20 it. We'll make sure those get posted the same time
21 they go out --

22 (Simultaneous crosstalk.)

23 ATTORNEY M. FITZPATRICK: If I could
24 add one thing --

25 COURT STENOGRAPHER: Who is that

1 talking? Okay.

2 CHAIRWOMAN REYES: Matt, were you
3 saying something?

4 COMMISSIONER RUSSO: I didn't see him.

5 CHAIRWOMAN REYES: You're frozen, Matt.

6 ATTORNEY M. FITZPATRICK: Can you hear
7 me still?

8 COURT STENOGRAPHER: Barely, it's not
9 great.

10 ATTORNEY M. FITZPATRICK: Oh. Can you
11 hear me?

12 EXECUTIVE DIRECTOR RECKO: Yes.

13 ATTORNEY M. FITZPATRICK: Okay. I
14 would just want to add quickly you do start
15 distributing the --

16 CHAIRWOMAN REYES: You're breaking up,
17 Matt, sorry.

18 ATTORNEY M. FITZPATRICK: -- in a lot
19 of ways, but --

20 COMMISSIONER RUSSO: Matt, turn your
21 camera off.

22 (Simultaneous crosstalk.)

23 EXECUTIVE DIRECTOR RECKO: Maybe turn
24 your camera off.

25 ATTORNEY M. FITZPATRICK: You don't

1 want to see my face anyway. All right. Well, I
2 guess you can hear me now.

3 So my point was going to be while I
4 agree that it would be very beneficial to the public
5 to have the agenda and maybe the resolutions ahead
6 of time, a little bit unlike the City Council, where
7 they have a deadline where the agenda needs to be
8 set ahead of time, we don't necessarily have that.
9 And sometimes, because of Commissioners' schedules,
10 procurement committee, maybe issues with bidder
11 proposals, we have things that are relatively last
12 minute. And if you start distributing the agenda
13 and the resolutions ahead of time, you're going to
14 run into an issue where someone thinks -- there's
15 the appearance that the Housing Authority is trying
16 to slip something through when that's not the case.

17 So that's something you'd have weigh
18 way in terms of whether you'd set a deadline for
19 things to be on the agenda if you're going to start
20 distributing the actual resolutions like that.

21 CHAIRWOMAN REYES: That's true. When
22 the resolutions --

23 MR. RIVERA SOLER: Madame Chair, I hate
24 to interrupt because I do not like to take extra
25 time, but I would like to clarify. My desire was to

1 know in your agenda, like the Commissioner said
2 pretty well, but, like, you have here a -- your
3 legal services. Who are you hiring? Who is the
4 lawyer? What is the lawyer for?

5 CHAIRWOMAN REYES: And that's --

6 MR. RIVERA SOLER: -- is representing
7 whom? And the vehicle. What vehicle? What company
8 are you buying it for? How much -- a few more
9 letters out of here. You have all full authority,
10 like the attorney said. If that changes, then you
11 come back, you strike it from the record, you put it
12 again, and then somebody will read it again.

13 But I know you have deadlines, the City
14 Council has deadlines, but you as a body can share
15 information, even if it changes, even if you have to
16 tweak it. But, like, I would like to read here, oh,
17 it's attorney so and so, does that attorney may or
18 may not have conflict of interest with anybody,
19 perhaps not. But these are just things that
20 people -- and I'm not pointing fingers at anybody.

21 I'm not here to tell you you are doing
22 anything wrong, neither the director or anyone.
23 It's just a member of the public asking information,
24 not only for myself but others, because I know other
25 people see these meetings and they tell me, oh, what

1 was that in the meetings that they said this? So
2 that -- I'm sorry to take up more time, and I
3 apologize, but I just wanted to clarify. Thank you.

4 ATTORNEY M. FITZPATRICK: And I
5 apologize, Madame Chair, for engaging in a little
6 bit of a back and forth, but to Mr. Soler's point,
7 I'm not advocating that you don't do that, I'm just
8 saying that if you do make that your practice going
9 forward, there are probably some other things you
10 need to take into consideration in terms of timing
11 of some of these things, just that it should be
12 considered as a hold and not don't do it.

13 CHAIRWOMAN REYES: We could further
14 discuss this.

15 EXECUTIVE DIRECTOR RECKO: Thank you.
16 We can work out something.

17 COMMISSIONER IMPASTATO: While we're
18 on, Madame Chair, one more comment.

19 CHAIRWOMAN REYES: Sure.

20 COMMISSIONER IMPASTATO: While we're on
21 the topic of posting things, I know I made a comment
22 about this in the past, but receiving the list of
23 bills on the same day of the meeting is in my
24 opinion unacceptable.

25 EXECUTIVE DIRECTOR RECKO: I think

1 that's the first time in months and months that's
2 happened, and I do have to apologize on behalf of
3 our CFO. He had some issues this week that were --
4 his family took precedence. So he did talk to me
5 and did he apologize to me for getting it out late,
6 and I think it's the first time you've seen that in
7 a long time.

8 COMMISSIONER IMPASTATO: In a long
9 time, it's happened before, yeah.

10 EXECUTIVE DIRECTOR RECKO: And we will
11 strive -- since you brought it up, we haven't, and
12 we will strive to be better next month --

13 COMMISSIONER IMPASTATO: All right.

14 EXECUTIVE DIRECTOR RECKO: -- and in
15 the future. So we apologize for that.

16 CHAIRWOMAN REYES: Thank you, Director.
17 Director, your --

18 MR. KOTHERITHARA: Yeah, I take full
19 responsibility on that, Commissioner Impastato.
20 That was my fault and that's why it was out late, so
21 that is my full responsibility. I'm sorry about
22 that.

23 CHAIRWOMAN REYES: Thank you, Emil.

24 EXECUTIVE DIRECTOR RECKO: Thank you,
25 Emil.

1 COMMISSIONER SEITZMAN: Barbara, are
2 you done with the public portion?

3 CHAIRWOMAN REYES: Yes. Public portion
4 is closed.

5 EXECUTIVE DIRECTOR RECKO: We have some
6 special guests tonight.

7 CHAIRWOMAN REYES: Okay.

8 EXECUTIVE DIRECTOR RECKO: And if
9 you'll remember, as a result of the water crisis we
10 had to postpone the presentation by the planning
11 group that's been hired by the City, and I've
12 reinvited them back to address us tonight.

13 So as we all know, I believe, to
14 develop the City's redevelopment plan, the City has
15 hired a consultant group, Heyer Gruel, to perform
16 the redevelopment plan for the City. They have been
17 in constant communication with us. I was actually
18 on the interview group before the City hired them,
19 and if you'll remember, Heyer Gruel may sound
20 familiar to many of us because they were involved
21 with doing our strategic plan as well.

22 So rather than on the 28th, when the
23 water crisis hit, they came today. They've spent
24 the day with us, with staff, they've toured our
25 developments today. They have met with the RAD

1 Board this afternoon, and I would like to introduce
2 the Heyer Gruel team now, and to be very specific,
3 have them introduce themselves one by one. So many
4 of you might remember this first guy that got up,
5 John Barrie, who has been with us and knows us well.

6 So, John, I will hand it over to you
7 and your team for your presentation.

8 COMMISSIONER IMPASTATO: Could you
9 spell the name of the company?

10 MR. BARRIE: Sure. It's Heyer,
11 H-E-Y-E-R, Gruel, G-R-U-E-L, and Associates. HGA
12 for short, if your prefer.

13 Good evening, everyone. Good evening,
14 Madame Chair, Commissioners, nice to see some of you
15 again from our work over the last couple of years
16 with the strategic plan. We do have a brief
17 presentation. Really, the purpose of our being here
18 this evening is to introduce the rest of the team
19 that is joining us, because we have a few different
20 team members than we did the first time around, and
21 talk a little bit about how we're building on the
22 work that we did, and how this process is a little
23 different, and what we're hoping to accomplish over
24 the next several months.

25 So next slide, please. Thank you.

1 So my name is John Barrie. I'm, as I
2 said, from Heyer Gruel and Associates, HGA, and we
3 are project leads on the project with the city, and
4 we're working on the preparation of a redevelopment
5 plan. With me I have folks from WRT, they're a
6 design firm from Philadelphia. Kristen Zeiber, we
7 have Woo Kim in back, and Thea, sorry, I forget your
8 last name, Thea. And then from AREP, we have
9 Scheherazade Meta --

10 COURT STENOGRAPHER: I'm sorry, from
11 where, AREP?

12 MR. BARRIE: AREP, yeah. Scheherazade
13 Meta, who will be helping us out with engineering
14 and infrastructure issues as we develop the City's
15 redevelopment plan. And then from Execu-Tech we
16 have Lou Riccio, who has many decades of experience
17 as a -- in public housing, Housing Authority work,
18 as an executive director of housing authorities. So
19 we have a nice, well-rounded team, similar to last
20 time, some different folks involved, but looking to
21 build on the work that we've already done.

22 Next slide, please.

23 So really what we have here, we have
24 the strategic plan that represented the vision, the
25 culmination of a year and a half or so of work with

1 the Housing Authority and its residents that was
2 adopted by this Board back in April of 2022, and
3 we've moved forward into this exciting next step,
4 where now we have the City Council has designated an
5 area in need of redevelopment, authorized the
6 preparation of a redevelopment plan, which will put
7 into place the legal standards, the zoning
8 requirements, that will allow for the project to
9 move forward through the City's process, which is a
10 very important step, and really it represents a step
11 that we haven't -- the Housing Authority has not
12 reached in recent history.

13 So in all of this work that's gone on
14 over the number of years to work on repositioning,
15 to work on redevelopment, we're further down the
16 line now. So really want to stress that we're
17 breaking new ground, we're moving forward, and we
18 have what I hope is a good and fruitful
19 collaboration between Housing Authority, the City,
20 and we have this moving forward as a partnership
21 with everybody engaged.

22 Next slide, please.

23 So we're going to talk, you know,
24 during the planning process it's going to be
25 covering some of the same ground that we talked

1 about, the infrastructure, the size and shape of
2 buildings, the different unit mix, some of the
3 financing issues; phasing, which we understand is a
4 major factor in how this all comes together.

5 Could you jump to the next slide,
6 please? Thanks.

7 And during the process we're going to
8 be continuing the outreach that we started. Today
9 represents the first big step in that. We met with
10 the Resident Advisory Board this afternoon, we had a
11 very nice conversation, shared some lunch, and were
12 able to just rekindle the connection that we had
13 from the strategic plan process and explain a little
14 bit how we're going to continue and move forward.

15 We have this evening meeting with
16 everyone here. Next week, hopefully, we'll have an
17 opportunity to have a chat with a subcommittee of
18 the City Council, and then the following week on
19 March 22nd we're going to be getting together for a
20 public meeting over at Monroe Tower, 221 Jackson, to
21 begin this engagement again at a broader scale.

22 Next slide, please.

23 Okay. So we understand all of the
24 issues that went into that vision, all of the
25 challenges inherent in public housing, inherent in

1 redevelopment, unique and specific to Hoboken, the
2 infrastructure challenges, the flooding challenges,
3 the idea of how are we going to redevelop these
4 properties, what changes are we going to make, what
5 should they look like, how big should they be, all
6 of those different things. And we -- the way the,
7 April of last year when we had the adopted vision
8 plan, there were some open-ended questions, and what
9 we're going to work toward over the next four or
10 five months is to get some more resolution to those
11 questions, looking at some different options, and
12 rather than come in and say here's an idea, here are
13 several ideas, and maybe we can pick and choose some
14 elements from each of them and hopefully come up
15 with a strategy that allows the City and the Housing
16 Authority to moving forward in a partnership.

17 Next slide, please.

18 So like I said, the outreach is going
19 to be a major part of this. We want to make sure
20 that every Housing Authority resident that wants to
21 participate has an opportunity to do so. We're
22 going to have the on-site in-person meetings. We're
23 going to offer a survey that in some ways will mimic
24 the outreach that we do during the meetings so that
25 folks who can't attend, aren't comfortable

1 attending, whatever the situation may be, there's
2 different avenues for them to participate in that
3 way.

4 And this process will also be open to
5 the city as a whole. This is the Housing
6 Authority's buildings, the residents' voices are
7 certainly front and center and most important, but
8 the city has a major seat at the table, and any
9 resident of the city that would like to come out and
10 share their thoughts and ideas is more than welcome.

11 Next slide, please.

12 So we're right up front at the
13 beginning of this process. Part of our team's
14 commitment and in working with the City is that this
15 is going to move quickly. We understand that it's
16 been a long time to get to this point, it's been
17 several years, and everybody, I think, is really
18 anxious and ready to move to the next step. We have
19 this process that is necessary to bring the city
20 into the fold, get the redevelopment plan on the
21 books, so we have the March 22nd meeting, as I said,
22 over at Monroe, 221 Jackson; it's going to be
23 6:00 p.m. And from there, after that meeting, we're
24 going to spend some time working through these
25 different scenarios that I talked about. And then

1 we'll be back again sometime during the summer to
2 review those scenarios with everyone, talk about
3 strengths and weaknesses, pros and cons, how you
4 give a little here, you take a little there, and
5 what it all means, and how we decided to prioritize
6 those trade-offs.

7 And then, hopefully, right around the
8 end of the summer, beginning of the fall, we're
9 going to be moving toward the adoption of the
10 redevelopment plan process with the City. So it's
11 going to be a fast and aggressive process, that's by
12 design, because we've done a lot of talking, we
13 really want to get moving, right?

14 So with that, I'm going to pass things
15 over to my colleague here, Kristen, to talk through
16 some of the ideas that came up during the process.
17 We won't belabor them too much because it's things
18 you've heard before, but we just want to get a sense
19 if anything significant has changed from the Housing
20 Authority Board's perspective and so we set the
21 stage well for the discussion with everyone in two
22 weeks' time.

23 COURT STENOGRAPHER: Could I just have
24 your name?

25 MS. ZEIBER: Kristen, K-R-I-S-T-E-N.

1 ZEIBER, Z-E-I-B-E-R.

2 Hi, everyone. I'm Kristen Zeiber from
3 WRT. We're located in Philadelphia. We're an urban
4 design and planning firm. We're really happy to be
5 here and to join Heyer Gruel's team.

6 Would you go to the next slide, please?
7 Thank you so much.

8 So most of what I wanted to talk with
9 you all tonight are things that you told us, and I'm
10 telling them back to you and checking in and saying
11 are these still accurate, are these still things
12 that are the core guiding principles, because this
13 is what came out of the strategic plan. And as we
14 start to actually develop the urban design and
15 redevelopment scenarios for what can happen on the
16 Housing Authority's properties, some of these things
17 we want to know, you know, are these still fixed, or
18 are these things that are malleable? Are these
19 things that we can start to adjust a little bit?

20 So like John said, the output of this
21 will be three different scenarios. They're really,
22 a lot of them are about how high should the
23 buildings be, how many units should go first, what's
24 the phasing, some of the logistical questions about
25 how and how that are going to be really important

1 for everyone moving forward, and they take physical
2 form. So the combination of the programmatic, the
3 logistics, and the actual physical redevelopment of
4 the buildings.

5 So, you know, putting my architect hat
6 on, some of the considerations that we're looking at
7 here, some of the principles that we're looking at
8 or that we heard from you, we really want to make
9 sure that we know which of these are fixed and which
10 of these there's some play in them and we can start
11 to adjust them. So I'm going to repeat them back to
12 you; and then we'll have a little bit of a
13 discussion where I'm going to hear from you about
14 what's changed, like John said, and which of these
15 are still really core guiding principles that are
16 not -- not to be changed as we start moving into
17 developing urban design and architectural scenarios
18 for you.

19 COURT STENOGRAPHER: Could you just
20 slow down a little bit?

21 MS. ZEIBER: Oh, I'm so sorry.

22 COURT STENOGRAPHER: You're flying.
23 I've got you going at about 280 words a minute.

24 MS. ZEIBER: I'll slow down a little
25 bit. Okay.

1 So the first one that we've heard, and
2 that I have not heard anyone say anything against
3 this yet, this is a very core and important
4 foundational principal, one-for-one replacement.
5 That at minimum we are going to be replacing every
6 single unit that is on the Housing Authority
7 properties, and that's replacement or renovation. I
8 know some of the properties are already under
9 renovation. So mostly this is about the units, the
10 remaining units that are not slated for renovation.
11 One-for-one replacement. We know that that's a
12 really important principal.

13 COMMISSIONER SEITZMAN: The most
14 important principle.

15 MS. ZEIBER: The most important
16 principle, yes, number one, that's what we've heard
17 so far.

18 COMMISSIONER FORBES: Foundation.

19 MS. ZEIBER: So I'm going to go through
20 these, and then we'll have a little bit of a
21 discussion at the end.

22 So number two. Equally important.

23 Could we go to the next slide, please?

24 Thank you.

25 No displacement. Anyone that's a

1 current HHA resident has the right and authority to
2 remain as an HHA resident. No displacement of
3 current HHA residents. So those are the two that
4 I've heard as this is our twin cornerstones and
5 these are not changing. So that's already what I've
6 heard from you, repeating it back to you.

7 Number three. Could you go to the next
8 slide, please?

9 Okay. So we understand also that there
10 are some folks that are maybe over housed or under
11 housed based on their current, their current, you
12 know, family size. So as we're thinking about
13 replacing each unit, we do have a little bit of
14 wiggle room to match what's best for the families
15 that we have here now. So as we're rebuilding, that
16 apartment size or bedroom mix, you know, can be
17 adjusted to meet current household sizes. So we
18 have the flexibility, and we really want to make
19 sure that the people who are living in our units
20 now, that they have units that match their current
21 family configuration.

22 Okay, next.

23 Okay. So at minimum, the redevelopment
24 plan needs to replace or repair all 1,354 units.
25 And, again, I say repair or replace because we know

1 about 200 of those are already earmarked for
2 repairing, but the replacement is the remaining
3 1150, around that.

4 No maximum unit count has been
5 established, and so here, again, is where looking at
6 the sites an architect, what does that mean for us?
7 What does that mean in terms of are we looking at
8 adding more units? If so, how many? When? In what
9 phase? Some of those questions are where we start
10 to ask you all, what are you seeing for this? What
11 is, you know, there isn't a maximum unit count? But
12 what does that mean? What's the ball bark? Is it
13 keep it as it is, is it, you know, doubling the
14 units? You know, we have some height on the sites.
15 So let's talk about that.

16 Okay. Next.

17 This is getting a little bit more into
18 logistics. The first phase building, located at the
19 northern parking area of Harrison Gardens, this is
20 what has been identified in the strategic plan as
21 the first phase, should be six stories. So ground
22 floor, parking. We know we can't build there
23 because of the floodplain. Upper five stories,
24 residential. Later phases may be taller than that,
25 and we believe that this is reflecting the context

1 across the street. A lot of the other construction
2 in -- across the block right now is that sixth-story
3 height.

4 Does that height limit hold for you
5 all? Is that first phase something that you feel
6 really strongly should remain at six stories? So
7 the bottom to this is the building heights may vary
8 in later phases, up to that upper height limit set
9 by the policy. So that's maybe, you know, from six
10 stories to that height limit, which is about 110,
11 there's some wiggle room in there. So, again, I'm
12 looking at you and asking for guidance about what
13 you think we should be doing with that. And the
14 benefit of doing three scenarios is that we're going
15 to show you some alternatives, but I would love for
16 you to give me some guidance on the front end of
17 that.

18 Okay. Next slide.

19 And this is the last one I wanted to go
20 over, which is the early phases should house only
21 existing residents. Mixing incomes, adding non-HHA
22 residential units could be allowed in later phases,
23 and those later phases need some flexibility because
24 we're not sure yet, we just don't know exactly
25 what's going to happen in the future on that, but we

1 want to try to get the first phase really correct
2 with you all.

3 So I'm going to pause now. I think the
4 next slide is just teeing up the discussion.

5 Yes. Which of these are fixed? Which
6 are more flexible? What else should we be
7 considering as we're moving forward into some of
8 these urban design and architectural configurations
9 of these sites? So...

10 COMMISSIONER RUSSO: You want me to
11 start?

12 COMMISSIONER SEITZMAN: Sure.

13 COMMISSIONER RUSSO: So from my
14 perspective, and I think I spoke about this in great
15 detail during the first portion of this plan, the
16 strategic plan, for me I think that first building
17 is going to be crucial in the timing of the overall
18 plan. So to keep that at a fixed six stories, I
19 think, is a lost opportunity for our residents. I
20 think we should most certainly consider a taller
21 building so that we can vacate some of the other
22 buildings and do a faster project in the sense of
23 doing multiple buildings at once.

24 I used the example during the strategic
25 plan discussion of having enough of a new building

1 to house all of CCG and some of our main campus
2 units. That then gives us two sites that we could
3 actually potentially start to build together, which
4 then would cut down the overall plan drastically in
5 this timeline.

6 I think having the number of units
7 staying a one-for-one only, I think a bare minimum
8 is that. I think we are losing an extreme
9 opportunity to house a lot of our residents who are
10 begging, they come to us on a daily basis, and
11 begging us to do splits, because those children are
12 now of age where they could have their own units,
13 they are in their upper teens, early twenties, and
14 now they are in need of housing.

15 If I remember correctly, the last time
16 we opened up our waiting list, one for one of our
17 senior buildings, we hit 5,000 applicants. For our
18 housing units, we hit 4,000 applicants. That's
19 9,000 total. So to say we only have 1300 or 1400
20 units that we're going to replace is, I think, a
21 very, very bad move. I think it's a major lost
22 opportunity. I think we should consider at a
23 minimum doubling our numbers. I think that's where
24 we stand.

25 I think -- and, of course, having the

1 amenities that we talked about, right, our residents
2 deserve to have the amenities that every other
3 resident in the city of Hoboken has. Community
4 rooms, an annex for our library. In discussions
5 I've had with the hospital, they would love to come
6 down to the Housing Authority and have a clinic
7 right on our property. These are the things that I
8 think our residents should have, deserve to have,
9 and if I have any say, will have.

10 So that's where I stand on the whole
11 thing. And I know we've had tons of discussions
12 about keeping it a one-to-one ratio, keeping it at
13 lower levels of housing our residents, I think we're
14 losing a major opportunity if we do that. So I'm in
15 the camp of really pushing the boundaries here and
16 trying to get as many units as we possibly can.

17 MS. ZEIBER: Understood.

18 COMMISSIONER FORBES: But, Mike, what
19 you're saying, like, but they still have to go
20 through the proper channels in order to --

21 COMMISSIONER RUSSO: Of course.

22 COMMISSIONER FORBES: All right.

23 COMMISSIONER RUSSO: Yeah, all of that.

24 COMMISSIONER FORBES: I just don't want
25 to misunderstand.

1 COMMISSIONER RUSSO: No no, all of that
2 still pertains to the process, right?

3 COMMISSIONER FORBES: All right.

4 COMMISSIONER RUSSO: What I'm saying is
5 if we have the ability to build 3,000 units, because
6 we know we have more than 3,000 applicants every
7 time we open up our waiting list, we should go and
8 build 3,000 units. And if we, through the
9 development process at the City's level, have the
10 ability to go to 10 stories or 12 stories, I think
11 we at the City level should also consider that to
12 make sure that we have the proper envelope so that
13 we as a Housing Authority can make our own decisions
14 as to what would be put into that envelope.

15 COMMISSIONER FORBES: I wrote down ten
16 stories when you went through the heights, so I'm at
17 ten stories, and I think we can house more folks as
18 we build out, six stories pretty much keeps us at a
19 slower pace in the overall picture.

20 MS. ZEIBER: Yes, absolutely.

21 COMMISSIONER RUSSO: And just to add to
22 the conversation about height and density in these
23 buildings, you know, the -- when these buildings,
24 our current buildings were built, they were built a
25 certain way. Those standards are very different, as

1 you well know. So we most certainly have the
2 ability to address some of the concerns of safety,
3 of cleanliness.

4 All those things are now addressed in
5 the way we build buildings. Not just because of the
6 height and the density of those buildings. And
7 depending on how we kind of structure this, having a
8 mixed use in those buildings or a mixed level of
9 those units, also contributes to that conversation.
10 So I'll get off my soap box and I'll let everybody
11 else get involved in the conversation, but thank
12 you.

13 MS. ZEIBER: Thank you.

14 COMMISSIONER SEITZMAN: Madame Chair.

15 CHAIRWOMAN REYES: Sure.

16 COMMISSIONER SEITZMAN: I am not
17 against it. I think my biggest concern before was
18 trying to build the first one, be good neighbors,
19 try to get it, not have any stumbling blocks. So if
20 we could get eight -- I don't think, you know, six,
21 eight, ten, whatever, it's not such a big deal as
22 long as the neighborhood is going to -- we need the
23 housing, right? There's no question that we need a
24 lot of housing. I use it all the time, I do not
25 want to become Jersey Journal Square, where you see

1 these big monstrosities, that's not my game. But,
2 of course, you need more housing. If we could do
3 it, we would be missing out, because the need is so
4 high.

5 But how do we become good neighbors
6 to -- how do we -- and this is the process, we work
7 together. First you have to make sure that your
8 residents are taken care of, so this is why we have
9 a new (indiscernible), one-for-one replacement. We
10 can't say it enough times. No displacement as long
11 as you recertify. That's why everybody has to
12 recertify.

13 Also, how do we make sure that we're --
14 no one is going to be happy all the time, right?
15 Everybody wants to be the first one. I want to
16 move. Why didn't you pick me? Blah blah blah blah.
17 But looking at it holistically, maybe mixed use does
18 make sense.

19 But, also, you have to think now the
20 economy is changing. So when we went this in 2020,
21 pricing was one thing, now look at it now. So are
22 we going to be in trouble because we spend hours and
23 hours at the plan coming up with it, and working
24 with you guys very closely, the numbers I'm sure are
25 ridiculous now. So we also have to have that

1 information and get some of the financials because
2 we can't say this is what we want, and all of a
3 sudden they say we can't pay for it, and then it
4 goes nowhere because that would be ridiculous.

5 So is there a way we could sort of all
6 work together, because I think we all want the same
7 thing, I think, okay, are we going to fight over
8 nine or ten or eight? I don't think the semantics
9 are -- is any -- is what we're going to sit here and
10 fight over eight or nine or ten. Really it's how
11 we're going to sit here and work together and use
12 our resources and pay for it.

13 COMMISSIONER RUSSO: I think that also
14 goes to the phasing, right? Like each building is
15 kind of going to be looked at -- again, correct me
16 if I'm wrong, I'm no expert in it -- but I've been
17 doing this long enough to know that the phasing of
18 that is really going to dictate how we fund it,
19 right? So each of those individual, I would say,
20 buildings or groups of buildings is going to be a
21 different phase, and we've talked about that in the
22 strategic plan. And the funding and the money we're
23 spending on each of those is just going to come into
24 play as we go along. So six years from now when
25 we're talking about the last phase of this project,

1 right, because we're talking about six years, we'll
2 be done in six.

3 (Laughter.)

4 COMMISSIONER RUSSO: So but the point
5 is that the costs in six years are going to be very
6 different than they are when we start our first
7 building. So we'll -- this will be a constant
8 conversation throughout the whole thing.

9 EXECUTIVE DIRECTOR RECKO: Yes, it
10 will.

11 COMMISSIONER IMPASTATO: I'm confused
12 about, if you could just go over the process here,
13 because there's been so many different planners and
14 different groups, and I don't know if the residents
15 are confused but I'm kind of confused, because I --
16 we went over the guiding principles and went over
17 everything and everything was set, we voted on it
18 and we approved it, and I feel like we're, like,
19 going back again now, and I know this is, am I right
20 to say this is now the City has hired this?

21 COMMISSIONER RUSSO: Correct.

22 COMMISSIONER IMPASTATO: So we have our
23 planner that we've already approved, right?

24 EXECUTIVE DIRECTOR RECKO: Our
25 strategic plan has been approved. Now we get more

1 in detail, and you might want to take that, how --
2 why is the redevelopment plan necessary from the
3 City's perspective? I think that's what you're
4 asking.

5 MR. BARRIE: Yeah, and that's --

6 EXECUTIVE DIRECTOR RECKO: Why are we
7 here?

8 MR. BARRIE: That's a great question.

9 EXECUTIVE DIRECTOR RECKO: It is.

10 MR. BARRIE: And the process that we
11 went through, we don't want to duplicate all of
12 that, right? But we wanted to make sure were we
13 started, kind of, from the last third, last quarter
14 of that to reaffirm what we heard. The reason why
15 we're doing this again, in a way, is because the
16 City needs to adopt a redevelopment plan to put in
17 place the zoning standards, the legal mechanism that
18 controls what gets built, where, how big it is, and
19 all of those things.

20 Because right now the zoning that's on
21 the books for these properties wouldn't allow them
22 to be built the way they are today or any other
23 meaningful way in the future. So the City needs to
24 in effect change its rules for these properties
25 through this redevelopment plan process. So we're

1 picking up from that end point of the strategic
2 plan, where we talked about all the guiding
3 principles, we got to a point where we had some
4 things open ended right at the end. And the hope,
5 though, is what the scenario project that we're
6 going to undertake over the next few months is we're
7 going to come in with a few different alternatives,
8 we're going to talk about these issues, the number
9 of units, height of buildings, and phasing, I think
10 those three things are the biggest open issues. A
11 lot of other stuff that we've already been over is
12 what it is. We all know about the flooding issues
13 we need to deal with, we know about the
14 infrastructure issues we need to deal with. Those
15 things are more or less fixed.

16 It's these other, kind of, moving
17 points. Talk about different options, different
18 scenarios, and then end up with something that the
19 City Council can adopt as the redevelopment plan for
20 the area to set those rules in place. Then the
21 Housing Authority can go get with the developers,
22 get the projects through the regulatory process, get
23 those approvals, and gets the building done. But
24 without the redevelopment plan in place, you can't
25 go through the City's process to get the buildings

1 approved. So that's really -- it's this next step.
2 In some ways it is going back over the same old
3 ground, but we want to take it one step further and
4 build on what we did before.

5 COMMISSIONER SANFORD: I need to chime
6 in.

7 CHAIRWOMAN REYES: Sure. Commissioner
8 Sanford.

9 COMMISSIONER SANFORD: Yes. I just
10 want to go on the public record to make sure it's
11 known that there isn't a unanimous feeling that we
12 should go to ten stories. The original plan, the
13 original principles, were for six-story buildings,
14 and now we are not even just wiggling or even
15 mission creek going up to ten stories for all of our
16 buildings and doubling our stock. That's not what
17 we originally discussed.

18 And if there's going to be a discussion
19 about it, as you -- you came to this meeting saying
20 you want our feedback, well, I'm letting you know
21 that there's not uniform agreement on going to ten
22 stories. I believe in the original plan of six
23 stories.

24 CHAIRWOMAN REYES: Thank you,
25 Commissioner.

1 COMMISSIONER IMPASTATO: Who pays you
2 guys?

3 MR. BARRIE: The contract we have now
4 were is with the City of Hoboken.

5 COMMISSIONER RUSSO: Don't worry, I'm
6 watching.

7 (Laughter.)

8 COMMISSIONER IMPASTATO: The City
9 can't, through this redevelopment plan, structure
10 things that we don't agree on; is that right or
11 wrong?

12 COMMISSIONER RUSSO: I'll -- by all
13 means -- wait, you want me to put my counsel hat on?

14 (Simultaneous crosstalk.)

15 VOICE: Put your hat on.

16 COMMISSIONER RUSSO: Okay. By all
17 means.

18 COURT STENOGRAPHER: Excuse me just one
19 minute. Could you please quiet down over there?
20 I'm trying to make a record here.

21 (Simultaneous crosstalk.)

22 MR. BARRIE: So, Commissioner -- well,
23 it might be me -- Commissioner, at the end of the
24 day, the City Council is going to be the body that
25 adopts this plan, they're going to have the final

1 say. During the course of this process we're here
2 first with the Housing Authority Board, with the
3 Housing Authority residents. We're having the
4 meeting in two weeks, housing Authority home base,
5 you know. We're structuring this so that the
6 Housing Authority remains front and center, and we
7 are working directly with the City and their staff,
8 and they are on board with that approach.

9 So we want this to be eyes wide open
10 for everybody throughout the process so that when it
11 gets to the City Council, nobody is going to pull
12 the rug out, nobody is going to change, that we all
13 see it coming along the way, and that we're not
14 going to present something to you and then present
15 something different to them. That's not what we're
16 looking to do here, right?

17 At the end of the day, the City Council
18 has to adopt the plan. It's not going to be your
19 stay finally. It's going to be, you know, your
20 colleague, Commissioner Councilman Russo here, and
21 his cohorts, but, you know, that's --

22 COMMISSIONER IMPASTATO: So, if we say
23 let's -- an example, we agree on ten floors, it then
24 can go to the City Council, and they can say, no, we
25 don't approve that?

1 MR. BARRIE: It's feasible, but we hope
2 that this process is done in such a way that we
3 don't end up with that outcome.

4 COMMISSIONER RUSSO: Yeah. And if I
5 could just add, you know, you have -- is Councilman
6 Ramos still here?

7 COUNCILMAN RAMOS: Yeah, I'm here.

8 COMMISSIONER RUSSO: So you have
9 Councilman Ramos in the room, and he's been a fierce
10 advocate of this Housing Authority since his
11 existence in Hoboken politics, right? And, Ruben,
12 please correct me if I'm wrong here, but the reality
13 is he always lets the community guide the
14 conversation. And if this Housing Authority wants
15 to do something very specific, I know factually that
16 he will be there, along with myself, to make sure
17 that the City is well aware of that, and we will
18 advocate for that until our dying breath.

19 And the City, on top of that, has been
20 very, very cooperative about how we're approaching
21 this, what we as an Authority would like to see, and
22 I would be shocked if the administration would veer
23 significantly from what this authority would like to
24 see.

25 Now, we have council members. All

1 individual members will have one individual vote.
2 And I've seen things happen at council meetings that
3 I never thought would, and then I've seen things at
4 council meetings that went through where I thought
5 it would be a fight, right? But the reality is, I
6 think, everyone is very aware of what we're trying
7 to do, I think they're aware of what the overall
8 goal is, and I think ultimately when it comes to the
9 City Council's vote on a redevelopment plan, I think
10 it's important for our residents, our Commissioners,
11 and the staff of the Housing Authority to make sure
12 they're at that meeting, to make sure that the City
13 Council is fully aware that this is what we would
14 like. And we expect our representatives in the city
15 of Hoboken to follow through with that. So I'm not
16 that concerned. I think, I think we're going --

17 COMMISSIONER IMPASTATO: I guess where
18 my question is, where is the final vote to send
19 it --

20 COMMISSIONER RUSSO: Yeah, it will be
21 at the City Council, the City Council will have the
22 ultimate say as to what the redevelopment plan will
23 be, and then ultimately the redevelopment agreement,
24 right? So there's multiple phases to this. And,
25 again, it's second nature to me because I've dealt

1 with it so many times at the city level.

2 But once we have a redevelopment plan,
3 all right, then the City Council will have a
4 redevelopment agreement with the individual
5 development partners, and that will get down to the
6 nitty-gritty of what each building and what each
7 phase will be. We could get as specific as talking
8 about the color of the brick, right?

9 So, again, I don't think we're going
10 down that road from the City's perspective because
11 we want the process to be led by the Housing
12 Authority. So we're really talking more about what
13 is this envelope that the City is going to allow,
14 and then the residents of the Authority, front and
15 center, and then the residents citywide will have
16 that conversation, and that's what will really drive
17 the process.

18 COMMISSIONER SEITZMAN: Madame Chair?

19 CHAIRWOMAN REYES: Go ahead.

20 COMMISSIONER SEITZMAN: So can you
21 explain the process so people understand payment
22 because even though the City has the last say, the
23 city is not paying, or the City --

24 COMMISSIONER RUSSO: We are paying.

25 (Simultaneous crosstalk.)

1 COMMISSIONER SEITZMAN: Wait. No,
2 they're paying for the redevelopment, the agreement,
3 but they're not paying for the redevelopment.

4 COMMISSIONER RUSSO: Oh, no, no, no,
5 not at all.

6 COMMISSIONER SEITZMAN: So I think
7 that's where people might get some confusion.

8 COUNCILMAN RAMOS: If I could just,
9 like, jump in?

10 COMMISSIONER RUSSO: Yeah, please.

11 COURT STENOGRAPHER: Can I have your
12 name?

13 COUNCILMAN RAMOS: Ruben, R-U-B-E-N,
14 Ramos, Fourth Ward Councilman.

15 I think the ultimate guiding principal
16 has to go back to, like, point one, right, is
17 1,300 -- what's the number, 54 total units. And the
18 Director and I have this conversation an
19 every-other-day basis, is the current conditions of
20 those 1,354 units currently are very, very poor,
21 right? And there's no if, ands, or buts about it,
22 right? We're putting gum where we need, like, an
23 open heart surgeon, right? So the faster that we
24 could get those residents into better housing,
25 that's the plan that we have to advocate for. And

1 if that's eight stories, nine stories, or ten
2 stories, that's the plan that we have to advocate
3 for our City Council colleagues to do.

4 As Commissioner Seitzman said, that is
5 the plan that we have to advocate for our neighbors
6 to do and understand that their quality of life will
7 improve on Madison Street when the residents'
8 quality of life improves on Harrison Street. And
9 making that correlation is a preeminent factor as we
10 move forward. It's about us as a City Council,
11 which I've been trying to do, us as a Commission,
12 but also going to those neighborhoods and saying how
13 do you benefit from this, right, because everyone
14 does things when they benefit from it, right? So
15 you said your quality of life improves when their
16 quality of life improves. They'll understand that,
17 whether that's eight, nine, or ten stories.

18 How do they get these residents into
19 better housing? And maybe we show those residents
20 and neighborhood the pictures that I showed Director
21 Recko when I go into a resident's apartment of what
22 their conditions are like, right? How they're
23 unlivable currently. Am I right?

24 And it's -- the buildings are 70, 80
25 years old. We know people that redo their kitchens

1 in six years, right? These building haven't been
2 redone in 70-plus years. Right? They need to be
3 redone. And I think as we work together through
4 that process, everyone needs to understand that. If
5 we have to do a slide show and show the current
6 conditions of the unit, I think people would be
7 like, what the hell is going on here, right? That's
8 what I see when I get it, right? I went to Director
9 Recko right away, I said, please --

10 COMMISSIONER SEITZMAN: That's not a
11 bad idea, if we have to.

12 COUNCILMAN RAMOS: Right?

13 COMMISSIONER IMPASTATO: Well, who --
14 that's kind of where I'm getting, like --

15 COUNCILMAN RAMOS: But that's where we
16 have to work together.

17 COMMISSIONER IMPASTATO: I don't think,
18 in my opinion, it doesn't seem like, and I could be
19 wrong, but you selling it makes sense. I don't know
20 if the planner's going to be able to elaborate and
21 sell it the way you just did. So, like, are you
22 speaking at the community meeting?

23 COUNCILMAN RAMOS: I'm here, all right?

24 COMMISSIONER IMPASTATO: Who's --

25 COUNCILMAN RAMOS: We're all part of

1 it.

2 COMMISSIONER IMPASTATO: Who's part of
3 that process --

4 COUNCILMAN RAMOS: We did --

5 COMMISSIONER IMPASTATO: -- to get the
6 planner --

7 COUNCILMAN RAMOS: It's a --

8 (Simultaneous crosstalk.)

9 COURT STENOGRAPHER: All right. Wait,
10 wait, wait, wait, wait, wait. I can't have you all
11 talking -- wait, hang on, hang on. I can't have you
12 all talking at the same time, okay.

13 COUNCILMAN RAMOS: I'll go.

14 COMMISSIONER RUSSO: I absolutely love
15 you.

16 COUNCILMAN RAMOS: And Councilman Russo
17 knows this too, right? If you're getting 300
18 residents at a Hoboken City Council meeting, right,
19 what are those council members going to do, vote no?
20 What do you think -- if we get residents from
21 Madison Street go, you know what, I support my
22 person over at Harrison Street, we want to get them
23 better housing, the City Council is going to vote
24 no? So it's about us getting that support to go to
25 a council meeting and say, listen, we're in favor of

1 this plan. And I've been doing everything I can, my
2 newsletters, talking to people constantly about it,
3 so that's where it is needs to go.

4 COMMISSIONER IMPASTATO: I'm --

5 COUNCILMAN RAMOS: And hopefully we'll
6 get there.

7 COMMISSIONER IMPASTATO: I'm also
8 concerned that it could be the opposite, where --

9 COUNCILMAN RAMOS: Listen, that's --

10 COMMISSIONER IMPASTATO: -- residents
11 don't want ten floors, and you get 300 residents --

12 COURT STENOGRAPHER: Can he just
13 finish?

14 COUNCILMAN RAMOS: I'm sorry. Yeah, go
15 ahead. I'm sorry.

16 COMMISSIONER IMPASTATO: The residents
17 are like we don't want this in our neighborhood. So
18 now the council people are like, oh. So we
19 collectively have to help you help us get every --

20 COUNCILMAN RAMOS: Yes, you have the
21 Commissioner --

22 COURT STENOGRAPHER: Can he -- just not
23 have an interruption, please?

24 COUNCILMAN RAMOS: I'm sorry. City
25 Council members interrupt all the time, so, that's

1 what we do.

2 COMMISSIONER IMPASTATO: I think we're
3 on the same page.

4 COURT STENOGRAPHER: You need a Court
5 Reporter there.

6 COMMISSIONER IMPASTATO: Go ahead,
7 Ruben.

8 COUNCILMAN RAMOS: Listen, the other
9 Commissioner's apparently saying he doesn't want ten
10 stories. You have to convince him too.

11 COMMISSIONER SANFORD: I'll be urging
12 my colleagues to vote no, and I'll be urging the
13 City Council to vote no, and you go ten stories --

14 (Simultaneous crosstalk.)

15 COUNCILMAN RAMOS: And we will
16 hopefully ignore you.

17 (Simultaneous crosstalk.)

18 COUNCILMAN RAMOS: But thank you for
19 your time, everyone.

20 CHAIRWOMAN REYES: Thank you.

21 COMMISSIONER SANFORD: I don't
22 understand that. I understand when you're saying
23 you don't want to pull the rug out from underneath,
24 but I already know, I think the rug just got pulled
25 out underneath them.

1 CHAIRWOMAN REYES: Okay. Thank you,
2 Commissioner.

3 MS. ZEIBER: I'll just say one thing,
4 which is that we don't have to decide the question
5 of the height tonight. The whole point of this
6 process --

7 COMMISSIONER FORBES: I didn't think we
8 did.

9 MS. ZEIBER: We'll be coming back.
10 We'll be coming back to you all with a couple of
11 different alternatives, and it's really up to you
12 all to tell us, so one of them might be six stories,
13 one of them might be ten, one of them might be
14 somewhere in the middle, and we'll show the pros and
15 cons and the phasing and the different alternatives
16 to all of them, so we don't have to sell one vision
17 yet and we don't have to decide this tonight.

18 So I just wanted to introduce ourselves
19 and the process, and it sounds like a lot of these
20 principles are still holding and some of them are
21 not. And, again, I think the whole point of us
22 coming back with some options is to talk through the
23 pros and cons of each of those.

24 COMMISSIONER RUSSO: Agreed.

25 CHAIRWOMAN REYES: Thank you.

1 COMMISSIONER IMPASTATO: Madame Chair,
2 my last comment --

3 COMMISSIONER FORBES: Sorry about that.

4 COMMISSIONER IMPASTATO: Before the
5 questions I was going to ask was the only thing I
6 was going to say to what everybody else said I agree
7 with, except for Commissioner Sanford, was that with
8 the options it's -- I think it's very important, to
9 Erica's point, that we include the financial
10 ramifications, right? We can't just go ten floors
11 if it's going to -- the maintenance of it is going
12 to cost too much or, you know, we can't have top end
13 Subzero ovens, right, and fridges if it's -- if we
14 can't afford it.

15 So it's important that we have the
16 financial, the timing, the phasing, all that has to
17 be under consideration, because we don't want to be
18 with financial loans for the rest of the history of
19 our association.

20 MS. ZEIBER: Absolutely.

21 EXECUTIVE DIRECTOR RECKO: And it's a
22 very complicated process. You've got -- yeah,
23 you've got HUD involved, you've got the City
24 involved, you've got us involved, you've got what we
25 can do financially. We, of course, are going to be

1 listening to the residents, we're going to be
2 listening to Commissioner Sanford, Commissioner
3 Russo. So we're putting this together.

4 And a direct answer to your question on
5 who presents this and how does it come together, I
6 think that's the very reason that we need that
7 strong collaboration, as we need to collaborate with
8 the City, the City collaborates with us, with the
9 residents, with this Board, and I think that's the
10 real answer on who does it. And we need to come
11 through this with a unified voice just as we did
12 with the strategic plan.

13 And -- because we may think it's the
14 best thing since the world to do ten stories, but do
15 the finances work? We haven't answered that yet,
16 but we will be answering those questions as we go
17 down this. Does HUD buy into this? Will they fund
18 us for this? All of those questions need to be
19 answered. We need to put that pot together, and
20 we're well on the way, I mean, and the work we did
21 on the strategic plan answered a ton of questions,
22 now we're going to answer the next level of
23 questions and get closer. So that's where we are on
24 that.

25 CHAIRWOMAN REYES: Thank you, Director.

1 COMMISSIONER FORBES: You know you did
2 all this, right? You started all of this?

3 (Laughter.)

4 EXECUTIVE DIRECTOR RECKO: We started.
5 We're happy we did.

6 MS. ZEIBER: Thank you very much.

7 COMMISSIONER IMPASTATO: Thank you.

8 MR. BARRIE: Thank you all your time.
9 It was lovely to see you and hope to see everybody
10 on the 22nd.

11 CHAIRWOMAN REYES: Thank you.

12 EXECUTIVE DIRECTOR RECKO: And some of
13 these folks came from out of town, so I think, if
14 you wish...

15 COMMISSIONER FORBES: Go birds.

16 CHAIRWOMAN REYES: Thank you.

17 COMMISSIONER FORBES: He's from Philly,
18 I said "go birds."

19 EXECUTIVE DIRECTOR RECKO: Thank you.

20 COMMISSIONER RUSSO: Thank you,
21 Councilman.

22 COMMISSIONER SEITZMAN: Thank you.

23 EXECUTIVE DIRECTOR RECKO: Any final
24 comments on this?

25 COMMISSIONER IMPASTATO: The one

1 question I had, I think I asked this last time we
2 talked, but can we see the original timeline that I
3 think Torti Gallas prepared for us? I was always
4 curious to kind of compare that to where we are at
5 now.

6 COMMISSIONER RUSSO: I think we got a
7 six.

8 EXECUTIVE DIRECTOR RECKO: I think they
9 did a timeline on the strategic plan, I'm not sure
10 they did a timeline on the rest, but we'll take a
11 look, whatever they produced, we have.

12 COMMISSIONER IMPASTATO: Yeah, I
13 thought it was -- okay.

14 COMMISSIONER RUSSO: The good part is
15 that HUD is asking us to speed the timeline as well,
16 which is nice, which goes to Councilman Ramos' point
17 of trying to house our residents in new housing as
18 fast as possible with the best outcome, right. So
19 that is -- that's kind of where we are, and I think
20 everyone is on that team to speak, whether you agree
21 on height or density, I think everyone wants to get
22 our residents into new housing, comfortable housing,
23 safe housing, as fast as humanly possible, to make
24 sure that it's at the level we need it to be.

25 COMMISSIONER FORBES: Absolutely.

1 COMMISSIONER IMPASTATO: If you could
2 send that out tomorrow, that would be great.

3 (Simultaneous crosstalk.)

4 COMMISSIONER SEITZMAN: This is the
5 complicated part, because I sat through the -- when
6 we picked Heyer Gruel in 2020, when we picked the
7 strategic plan, the team that was helping us choose
8 the plan, there's a lot of information on
9 financials, like, you almost have to go, like, grad
10 school to understand how we're going to pay for
11 this. So I think as we go further, we could explain
12 that process --

13 CHAIRWOMAN REYES: Absolutely.

14 COMMISSIONER SEITZMAN: -- at the
15 public meeting, so that people understand, so it's
16 not like the City's paying, it's a lot of -- because
17 it's a very, very -- I mean, I think I must have
18 read the thing 45 times and I still was like --
19 because tax credits, A, B, I mean, there's so many
20 different options and keeping the rules and the
21 laws, keep the --

22 CHAIRWOMAN REYES: I think that's our
23 goal, Director, correct?

24 EXECUTIVE DIRECTOR RECKO: Sure.

25 CHAIRWOMAN REYES: Is to educate

1 everyone.

2 EXECUTIVE DIRECTOR RECKO: Absolutely.
3 And we'll continue to do it. And one of the things
4 that I think John and Lou Riccio and I had a
5 conversation earlier today, of everyone's
6 frustration, we understand. This takes time, there
7 are regulations, there are city regulations that
8 cause the redevelopment plan. We would all like to
9 turn around and break ground tomorrow and have that
10 building built, but we've got so many players, we
11 need to do it right or this thing will implode
12 because we've experienced that before where we've
13 tried to do it fast and it didn't work.

14 So we need to check those boxes. We
15 know residents and folks, it's frustrating because
16 it seems that it's taking forever, but it's part of
17 the process. And to do this right, we have to go
18 through that process, we have to make this happen.
19 We are moving, in many ways we're moving quickly,
20 but I know from the outside sometimes you look in
21 and say, man, it's taking them forever. But we are
22 actually moving as quickly as possible.

23 And I think HUD sees that, our Board
24 sees that, the council sees that, we are moving as
25 quickly as possible, it's just not me saying that,

1 it's around the corner that's saying that, okay?

2 Thank you. Anything else? Thank you
3 very much.

4 CHAIRWOMAN REYES: Thank you.

5 COMMISSIONER FORBES: Thank you, guys.

6 COMMISSIONER RUSSO: Thank you.

7 MS. ZEIBER: Good night.

8 EXECUTIVE DIRECTOR RECKO: And now you
9 get the pleasure of my Executive Director's report.

10 COMMISSIONER RUSSO: The abbreviated
11 one.

12 COMMISSIONER FORBES: Yeah, like real
13 abbreviated one.

14 (Laughter.)

15 COMMISSIONER FORBES: Like Gong Show
16 abbreviated.

17 CHAIRWOMAN REYES: Director, maybe they
18 should be on Zoom.

19 COMMISSIONER FORBES: I'm talking to
20 you, though, Director.

21 EXECUTIVE DIRECTOR RECKO: So I'll try
22 my best at that, I promise.

23 Water emergency, great job by everyone
24 involved, correct? Great job by all.

25 Thanks to the City, thanks to our

1 staff. Our boiler guys, Greg and Louie, they should
2 be mentioned specifically. They kept your heat on
3 through all of this. They nursed it through all of
4 this. They are 24/7. So thank you, folks.

5 Very proud of our Black History Month
6 celebrations. Our Hall Of Fame celebration for our
7 great folks, Tyrone Huggins, Leo Colon, and LaTrenda
8 Ross. Just a great evening, a great celebration.
9 And our Black History dinner on February 24th, just
10 a tremendous event. Thank you to staff, Corinne
11 Richmond and Danny, as usual, led the charge on
12 those, and they did a great job.

13 Save the date, March 18th --

14 COMMISSIONER FORBES: Is the Hall Of
15 Fame just a one-time event?

16 EXECUTIVE DIRECTOR RECKO: No, no.

17 COMMISSIONER FORBES: Or can we build
18 on it?

19 EXECUTIVE DIRECTOR RECKO: We are
20 building on it and --

21 COMMISSIONER FORBES: Can we go back to
22 past? Present?

23 EXECUTIVE DIRECTOR RECKO: We are
24 open --

25 COMMISSIONER RUSSO: You just said the

1 abbreviated version.

2 EXECUTIVE DIRECTOR RECKO: We will be
3 having it on a regular basis.

4 COMMISSIONER FORBES: All right.

5 EXECUTIVE DIRECTOR RECKO: Commissioner
6 we'll be having it on a regular basis. I'm not
7 going to commit to you every three months, but it
8 will be pretty close to that.

9 And we are taking nominations. If you
10 know somebody that grew up at the Hoboken Housing
11 Authority that's gone on to great things, whether
12 they're a great plumber or a great electrician, a
13 great teacher or a great policeman, a great lawyer,
14 and you can get us in contact with them, we'd like
15 to invite them, because we do see this going on on a
16 regular basis, and I can see that big Hall Of Fame
17 wall over time.

18 COMMISSIONER FORBES: Yeah, absolutely,
19 I think it's very motivating. I think it gives us a
20 sense of pride and honor for some of us for being
21 ours, from Margaret Hayes, right, to 400 Marshall
22 Drive for 30 years, you know. So there's a lot of
23 guys that I came, came through that era that are
24 doing great things in the City, in the State, in the
25 County, and it would be nice to have a designated

1 area that we can have all of the, you know, awards
2 and stuff. That's nice.

3 EXECUTIVE DIRECTOR RECKO: We're
4 starting with our Hall Of Fame wall at our office,
5 and we hope we outgrow it over time, but we're
6 starting at our office --

7 COURT STENOGRAPHER: Excuse me just one
8 minute. Can I please have the talking stopping,
9 please, so I can do my job?

10 EXECUTIVE DIRECTOR RECKO: So we're
11 starting in the lobby in our office. We're going to
12 have the pictures of the first three up there, and
13 then we'll be adding to those over time. So we're
14 excited about it. And I agree with you, we've got
15 people on the national level --

16 COMMISSIONER FORBES: Yeah, that's --

17 EXECUTIVE DIRECTOR RECKO: -- that have
18 come out of the Hoboken Housing Authority that are
19 doing great things, and so we're going to keep it
20 going.

21 COMMISSIONER FORBES: We got our own
22 Philadelphia Eagle came out of the projects.

23 EXECUTIVE DIRECTOR RECKO: Exactly.
24 Exactly.

25 CHAIRWOMAN REYES: Andrew?

1 COMMISSIONER IMPASTATO: Yeah, could I
2 just say one thing? I will just add a comment. I
3 thought the event was one of the best events I've
4 been to in -- not at the Housing, in Hoboken, New
5 Jersey. I mean, Corrine, you did a fantastic job.
6 Your story was amazing, inspiring. I found myself
7 getting choked up listening to your story and the
8 others. It was motivating. It was inspiring. I
9 want and make sure that we can get more of our youth
10 there, because if I'm -- like, they have to be
11 motivated by that, and it's very important to see
12 local residents see success and for the kids to get
13 behind it. So kudos to you fantastic job.

14 (Applause.)

15 EXECUTIVE DIRECTOR RECKO: Great job by
16 the staff.

17 March 18th, we're going to be
18 dedicating the horseshoe area of Marshall Drive to
19 Kyella. So we've been working with the family and
20 we're looking at an event there at 3:00 p.m. You're
21 going to see notices come out on that, but the
22 family is interested and excited and we'll all be
23 out there on the 18th of March, that's a week from
24 Saturday, at 3:00 p.m.

25 We did meet with the Security

1 Committee. You've got the request for proposals in
2 front of you as a resolution tonight. Of course,
3 folks, we still have folks that may come in over the
4 course of the year, but these are the folks that are
5 going to be funded by us and have those reserve
6 spots for us through the Resident Services
7 Committee.

8 I am working on the defensible space
9 concept behind our property that abuts the light
10 rail. Our additional lighting is coming in with
11 prices right now through the CDBG grant. And we're
12 going to be holding some policy training sessions as
13 we go into summer with the HPD. That came out of
14 our security committee meeting the other day as
15 well.

16 I do have a round of director meetings
17 coming up. I'll be at every site over the next week
18 or so to do our regular meet and greet meetings with
19 our residents. Pretty much you've heard about
20 Hoboken Housing Forward tonight, what these folks
21 were all about, so I'll be quick and jump right on
22 over that one.

23 We've got our new newsletter coming out
24 in April, so if anyone's got any items they'd
25 particularly like to see.

1 We are working on our purchasing policy
2 as well. The Fox Hill Gardens project is
3 continuing. Housing for Hoboken will be meeting on
4 February 21st.

5 Our special capital projects continue.
6 We are beginning design on the special money we got
7 for Harrison with the architects. Our laundry room
8 equipment will be starting April 1st, our new
9 laundry room equipment. So that's coming. Yay.
10 We've done our due diligence with those, so they're
11 going to start with that equipment soon.

12 Our new boiler system at Monroe is
13 under design. We are on design on camera system
14 upgrades. The emergency generator work is finally
15 in process. If you'll remember, they were waiting
16 for the emergency generators to be available. They
17 finally came in, so we're going to be starting that
18 as spring comes.

19 We are doing our annual inspections
20 coming up over the next few weeks, so what residents
21 are going to see is their notice for their regular
22 annual inspections. We will be in every single unit
23 in the Housing Authority. We are also, during those
24 inspections, doing for our staff a pre-REAC
25 inspection, which we'll be reporting on and triaging

1 with the staff. Hopefully improve our REAC scores.

2 You've got proposals in front of you
3 tonight. You also, I included in your report, our
4 staff goals and objectives that the staff has been
5 working on since January for 2023. We are going to
6 publish those officially in about a week, but I
7 would like the Board, if you see something in there
8 that you would like expanded on or see something
9 we've missed, feel free to e-mail me, contact me,
10 but I think it's a pretty good comprehensive listing
11 for administration of what we want to achieve in
12 2023 at the Housing Authority. And I'm very proud
13 of the staff for coming up with this.

14 We are continuing at 96 percent
15 occupancy rate. Great job by management and
16 maintenance. That's a lot of great work. We had a
17 slow month in February, only seven total move-ins,
18 three move-outs, so we are on the plus side, but --
19 and two transfers in Fox Hill, we didn't have any
20 move-outs at all in Fox Hill.

21 We're continuing our progress on
22 reduction in tenant accounts receivables. We're
23 going to be having letters going out to residents
24 who owe us anywhere from zero to 9,999 coming soon.

25 I do want to mention that there was a

1 lot of community conversation regarding housing
2 choice vouchers over the past month. There was some
3 stuff on social media, et cetera. You know, DCA put
4 out their invite lists for their housing choice
5 voucher, and I think a lot of people out in the
6 community got confused that why is the Housing
7 Authority putting out vouchers when they've said
8 they don't have vouchers. Well, that came from DCA,
9 the Department of Community Affairs, not from the
10 Housing Authority. So, again, you get some folks
11 coming on saying, what's the Housing Authority
12 doing? They're not administering it correctly. But
13 what's not understood is we do not have control of
14 the state DCA voucher program.

15 COMMISSIONER FORBES: Question.

16 EXECUTIVE DIRECTOR RECKO: Yes?

17 COMMISSIONER FORBES: So if you're
18 homeless, does that put you at the front of the
19 line? With a housing, with a voucher?

20 EXECUTIVE DIRECTOR RECKO: No. Not
21 from the Housing Authority.

22 CHAIRWOMAN REYES: Maybe DCA?

23 EXECUTIVE DIRECTOR RECKO: Maybe DCA as
24 a special --

25 COMMISSIONER FORBES: That's what

1 I'm -- well, that's the question I'm asking, from a
2 DCA perspective. If I'm homeless, do I get
3 preference with a housing choice voucher?

4 CHAIRWOMAN REYES: I believe they do.
5 You have to --

6 COMMISSIONER FORBES: I think they do.
7 Yeah, I think they do.

8 CHAIRWOMAN REYES: They have programs
9 specifically for the homeless where they give them
10 vouchers.

11 EXECUTIVE DIRECTOR RECKO: So, again, I
12 would like to encourage anyone who's got questions
13 on that, and encourage your folks on social media
14 and stuff to come in and see us, we'll answer those
15 questions rather than folks getting on talking to
16 each other. So, again, I'd just like to say I
17 continue to encourage folks to come in and ask
18 questions about those.

19 But I wanted to be very clear that what
20 was published this past month and made a lot of
21 stirring out there was not from the Hoboken Housing
22 Authority; it was from the Department of Community
23 Affairs.

24 We're -- we continue to accept
25 1building maintenance worker and part- and full-time

1 mechanic applications. We are going out for a
2 four-month cycle of floor stripping and waxing. We
3 have been performing deep disinfection and painting
4 of all of our compactor rooms. Really do got to
5 single out Joe Marrero, who is our BMW supervisor.
6 I think he's been doing a bang-up job out there, and
7 I think you can see it in our buildings. They're
8 not perfect, but my goodness, I think there's a
9 difference these days.

10 Our maintenance plumbing projects, we
11 have 12 major projects. I want to say this again.
12 That's a -- this isn't just regular maintenance,
13 these are capital improvement-type where they're
14 opening walls, replacing pipes, and Sammy and his
15 crew are just doing a great job out there. That's a
16 lot of work, that's a lot of work, and it's work
17 that we're not really funded for from HUD. We're
18 funded for maintenance. We're not funded for this
19 type of work. And our buildings that are so old, we
20 have to do it, we do it. But it's chasing that
21 whack-a-mole job.

22 And we also did four special unit
23 repair projects through a contractor this past
24 month, with Jackie's supervision, essentially
25 brand-new renovated bathrooms for those four

1 residents.

2 Our panic bar is on the gate at Mama
3 Johnson field, so completely finished with that.
4 Thank you, Sammy, for making that happen.

5 If it snows, we're ready.

6 We continue to focus on our
7 extermination and rodent control, and that came up
8 earlier. We continue to work on the rodent control
9 throughout the Housing Authority. We're spending
10 significant time closing up holes at all locations.
11 When we have holes on the inside of any of our
12 buildings, gaining access to our buildings, we're
13 closing those up permanently with cement. We
14 continue to go through our basement areas where the
15 rodents come in, closing those up so they don't get
16 into our buildings, permanently when we can, with
17 gravel when not possible, because we're not allowed
18 to cement in the holes on the outside. We keep
19 coming back, putting gravel in, because those skunks
20 are protected -- a protected species.

21 I am reaching out to some animal
22 control contractors to see if we can get them in to
23 do animal control. We have understood that we've
24 seen a wild animal running around last, whether it
25 was a fox or a coyote, they're back there. We're

1 looking to get a company in to try to trap that
2 animal and get rid of them, as well as our skunks.

3 But we've installed additional
4 Dumpsters this month so the Dumpsters don't
5 overflow. There's additional Dumpsters at our
6 locations. We've installed additional trash cans so
7 our trash cans don't get overflowing. We've also
8 got substantial increase in the number of bait
9 stations on the outside of our buildings and
10 treatments in our basement areas. We are also
11 removing any equipment that might be a nesting area
12 for rodents.

13 But I also want to say again, this is a
14 Hoboken problem, it's not just us. So I think some
15 of you have even sent me some pictures of outside
16 their personal properties. I mean, it's through
17 Hoboken, and we are working on it hard to deal with
18 it.

19 COMMISSIONER RUSSO: Just a quick
20 update. At our next City Council meeting, we're
21 actually approving another contract, or an extension
22 of the contract, for rodent control. So you're
23 absolutely right, Director, this is not a Housing
24 Authority issue, it is a city-wide issue, and we're
25 trying to do as much as we can. So we'll continue

1 to do that, and we'll do that here at the Housing
2 Authority, we'll do that here in the city.

3 And anybody else have any suggestions,
4 let me know, because whatever will work, will work,
5 so...

6 EXECUTIVE DIRECTOR RECKO: We're all
7 struggling. We're all struggling.

8 COMMISSIONER FORBES: Yeah, I saw a
9 coyote, like, two weeks ago --

10 COMMISSIONER RUSSO: Well, we let that
11 loose for the rats.

12 COMMISSIONER FORBES: No, this was --
13 (Simultaneous crosstalk.)

14 COMMISSIONER RUSSO: Only kidding.

15 COMMISSIONER FORBES: This was on 8th
16 and Hudson.

17 EXECUTIVE DIRECTOR RECKO: It was on
18 8th and Hudson?

19 COMMISSIONER FORBES: 8th and Hudson.
20 Right on the corner. I came out of St. Matthews
21 Trinity and I looked, and I came out right on the
22 corner, wow, I said, what was that? So as I go
23 approach it, he runs up to Steeples.

24 CHAIRWOMAN REYES: The kids in the
25 Housing Authority were chasing it the other day.

1 COMMISSIONER FORBES: I'm thinking it's
2 the same one. It might be the same one in the city.

3 (Simultaneous crosstalk.)

4 CHAIRWOMAN REYES: They were.

5 COMMISSIONER FORBES: It's a little
6 one, yeah, it's a little one.

7 EXECUTIVE DIRECTOR RECKO: Yeah.

8 COMMISSIONER FORBES: I got to have
9 somebody --

10 (Simultaneous crosstalk.)

11 EXECUTIVE DIRECTOR RECKO: I do have
12 a -- kind of a major announcement for the residents
13 that are still here. We're going to be sending out
14 for the first time monthly statements this month, so
15 you will all be getting a monthly statement. Our
16 goal is to have that statement to you by the 25th of
17 the month in your mailbox. That statement will say
18 to you that, as of the 15th of the month, these are
19 all the charges that you owe the Housing Authority.
20 This is your rent, these are your maintenance
21 charges, these are any repayment agreements that you
22 may have entered into with us. So when you pay your
23 rent on the first of the month, you will have the
24 statement, you will know exactly what you owe us,
25 and if there's any issues with that, you can come

1 and see your manager and work that out.

2 This is going to be the first month you
3 will see that. All right? But that is also, that
4 is coming to you by the end of this month. So
5 please take a look at it, tell us if there's any
6 issues with it. Come and see your manager or come
7 and see us down at central office. But this is
8 something we've been working on that we're rolling
9 out this month. A ton of work, we're real proud of
10 it, I can't wait to see it because I think it's
11 really going to help.

12 Now, one thing you got to remember,
13 folks, is that our cutoff date is the 15th of the
14 month. So if you had something that you made a
15 payment on the 17th, it's not going to show up, it's
16 going to show up in the next month. All right? So
17 if you paid it on the 17th, it's going to show up on
18 the next month.

19 Thank you, sir.

20 So we're glad --

21 MR. KOTHERITHARA: Just to add to that,
22 Mr. Recko, so, for example, like on March 15th we're
23 going to post the charges, but that's going to
24 include anything that's in arrears along with what's
25 due on April 1st.

1 EXECUTIVE DIRECTOR RECKO: Right.
2 Anything that we see that you owe the Housing
3 Authority will be on that statement.

4 MR. KOTHERITHARA: Along with what's
5 due on April 1st.

6 EXECUTIVE DIRECTOR RECKO: Correct.

7 COMMISSIONER SEITZMAN: I think we had
8 a question from one of the residents and I think
9 I've seen it some on chatter, some chatter about it.
10 It doesn't have to be today, just at another time,
11 another meeting. I think we have to explain it's
12 not our rules. The federal government rules are the
13 people have to pay 30 percent of income.

14 So, for example, it happened in the
15 past, if I thought -- because things change, it's
16 not against anybody. So if I was working during
17 COVID and I thought I was getting to make X, and
18 then all of a sudden I made more or less, the
19 government knows and spits out a report, and then we
20 have to go and fix that. So I think that's where
21 some of the chatter is coming in, and there's -- the
22 people who don't understand the process are saying
23 that you're doing something that's illegal, but
24 really the government is telling us we have to
25 collect 30 percent of income.

1 EXECUTIVE DIRECTOR RECKO: Thank you,
2 Commissioner. And let me try to put it this way:
3 That according to federal law, residents must pay
4 30 percent of their income for rents and utilities
5 when they live in public and assisted housing. Now,
6 that means if there was a mistake a year ago, you
7 have to pay that 30 percent of your income. If
8 there was -- if it was discovered that you were
9 making more money than was declared, yes, we must go
10 back. It's not our decision, it's a requirement by
11 the federal government that that money is owed, if
12 you will, to the federal government, that we must
13 collect that money.

14 So the idea that if one of our staff,
15 and maybe it happened, maybe one of our staff made a
16 mistake two years ago and we discovered that, yes,
17 we have to go back and say, you still owe us that
18 money. We don't have the power to forgive that by
19 law. All right?

20 COMMISSIONER SEITZMAN: Thank you.

21 EXECUTIVE DIRECTOR RECKO: It's not
22 great news all the time, but it's true. If you
23 didn't come in two years ago and say you had that
24 side job, and it comes out on a report to us, you
25 got to go back.

1 Okay. Emil, how are we doing on direct
2 debit payments? I know you're almost there. You've
3 been working with both of our banking institutions.

4 MR. KOTHERITHARA: So we are good with
5 the banking institutions. Now the process begins
6 where we need to make sure that a consent form is
7 signed by all of our residents allowing us to do
8 this, and then we need to get notices, and
9 potentially we're going to include that what with
10 the statements. So on the back of the statements we
11 could have a notice, and then potentially in the
12 April newsletter we could include this saying this
13 is happening, sign up please.

14 EXECUTIVE DIRECTOR RECKO: So we're
15 hoping we can roll this out in April, right, Emil?

16 MR. KOTHERITHARA: No, it's -- I don't
17 believe that's realistic. I think that it's more
18 along the lines of June or July because we've got to
19 get all of our residents to sign up for this.

20 EXECUTIVE DIRECTOR RECKO: We don't
21 need all the residents, though, do we? Just the
22 residents that are going to participate.

23 MR. KOTHERITHARA: True, so that's
24 fine. Whoever is going to participate, they're
25 going to need -- but we need those consent forms

1 signed by each of our residents in order to
2 accomplish this, then we have to upload these
3 consent forms into our software system, and then
4 they can initiate the ACH.

5 EXECUTIVE DIRECTOR RECKO: Okay.

6 COMMISSIONER RUSSO: I think Emil was
7 just hoping that everyone would participate.

8 MR. KOTHERITHARA: That everyone would,
9 right. Well, that would be amazing.

10 COMMISSIONER IMPASTATO: If someone
11 consents tomorrow, they can start doing it?

12 MR. KOTHERITHARA: We're working with
13 two banking institutions. The banks are on board.
14 Now it's a matter of getting our residents to sign
15 up for it.

16 EXECUTIVE DIRECTOR RECKO: So
17 Commissioner Impastato asked me a question, asking
18 that if they were to sign up tomorrow, we could
19 start in April. Now that's that not true, right?

20 MR. KOTHERITHARA: If they were to sign
21 up for it tomorrow, then yeah, we can start it,
22 absolutely. And we can do a, you know, like, a --
23 just a rollout, absolutely. That's not an issue.
24 The first step is going to be this consent form
25 needs to get signed off on by legal, and then we

1 need to start informing the residents that this is
2 happening.

3 EXECUTIVE DIRECTOR RECKO: Right. So
4 if we send the consent forms out in April and they
5 start coming back in April, we can start signing
6 some people up?

7 MR. KOTHERITHARA: Yup. So then we
8 just need to --

9 EXECUTIVE DIRECTOR RECKO: Good.

10 MR. KOTHERITHARA: -- we just need to
11 get it implemented and, you know, uploaded into our
12 PHA web, and it can start right away. We need to be
13 clear on, you know, is it coming out of tenants'
14 accounts on the fifth of the month or is it coming
15 out on the tenth of the month, that type of thing.
16 Is it coming out on the first.

17 So I think we need to -- but we are on
18 board, both of the banking institutions will
19 accommodate this, that's not going to be an issue
20 there. The PHA web software has the capacity to do
21 it. And now it's just making sure that people sign
22 up.

23 EXECUTIVE DIRECTOR RECKO: Thank you so
24 much, Emil. So we're making progress. Thank you so
25 much, Emil.

1 Mr. Daniel, you want to hit any
2 highlights on resident services for us?

3 MR. PEREZ: Yes, fairly quickly, right?
4 I want to be --

5 COMMISSIONER FORBES: You got your coat
6 on, so it has to be real quick.

7 MR. PEREZ: Fairly quickly.

8 So before you is the program provider's
9 resolution. We have a diversity of programs which
10 increases choice for our parents. Of course, you
11 know we have Amazing Truth Society coming back with
12 self defense. But we have a new provider this year,
13 Team Wilderness, which is going to give our kids the
14 opportunity to get to know the outdoors, get out of
15 Hoboken, go hiking, go kayaking. So we're very
16 excited about this new provider, and we're hoping
17 that, you know, you look at this resolution and pass
18 it tonight. And that's it for me. Thank you.

19 EXECUTIVE DIRECTOR RECKO: Thank you.

20 (Applause.)

21 COMMISSIONER IMPASTATO: Do we have an
22 updated what is owed and what has been paid from --

23 MR. MERCHAND: So, yeah, our TR right
24 now, we have 117 contracts. Actually, today, Patty,
25 she's not here, unfortunately --

1 COMMISSIONER IMPASTATO: I'm sorry. Do
2 you have a printed --

3 MR. MERCHAND: I don't have a printed
4 one for you. I don't have a printed one for you.

5 COMMISSIONER IMPASTATO: Could we just
6 try every month to get a printed report so we have
7 it on file?

8 MR. MERCHAND: Sure.

9 COMMISSIONER IMPASTATO: Thank you.
10 Could you send it out tomorrow, please?

11 MR. MERCHAND: Okay.

12 CHAIRWOMAN REYES: Is that it,
13 Director?

14 EXECUTIVE DIRECTOR RECKO: I think
15 that's my report. Thank you very much.

16 CHAIRWOMAN REYES: Thank you, Director.

17 Before we move on to resolutions --
18 before we move on to resolutions, I just wanted to
19 take time to thank everyone during -- especially the
20 staff. Director, I know you were here during the
21 situation with the water, you were here to the wee
22 hours of the night trying to make sure that we had
23 heat, although we didn't have water. I want to
24 thank the City Council, Michael, Emily, and the
25 entire City Council who we were going back and

1 forth, and our, Councilman Ruben Ramos, who was
2 instrumental. All these people were very -- and
3 Director Ferrante -- who were very instrumental in
4 making sure that the Housing Authority had the water
5 that we needed.

6 EXECUTIVE DIRECTOR RECKO: Absolutely.

7 CHAIRWOMAN REYES: And luckily through
8 those conversations we were able to get it not only
9 at one site, we were able to get it at other sites,
10 so I just feel like we need to thank you guys for
11 that because it was a hard time. I had people say
12 this was worse than Sandy. They'd rather have no
13 electricity than no water. So it was hard, and, you
14 know, when you have kids it's not easy.

15 So I just want to thank the efforts of
16 everyone involved, and thank you, Director, Frank,
17 Sammy. Maintenance was amazing. You guys were
18 amazing. So thank you.

19 I also wanted to speak on the issue
20 that was brought up about the vouchers and about the
21 wait list, which is a constant thing going on here
22 on social media from our residents. And I'm a
23 resident here and I have a lot of these residents
24 who are my friends, and my page is public, so I see
25 a lot of things, and I just want to say that as a

1 resident I have full confidence in the
2 administration that we have here at the Housing
3 Authority. I trust that the Director, that Frank
4 and everyone involved is doing what they're supposed
5 to be doing. And all I can say to my residents, my
6 fellow residents and neighbors, is if you feel that
7 something is not being done correctly or illegally,
8 you have the right to go to the prosecutors. If you
9 have the information and the evidence that you state
10 you have, we are open to it. I would gladly, I
11 mean, I would -- I don't think anybody would be
12 against it.

13 So with that being said, I just wanted
14 to address it and I just wanted to let everybody
15 know that I know I as the chairwoman have full
16 confidence in you guys, the administration, I think
17 everybody here may feel the same way, I don't want
18 to speak for everyone else, but for me personally,
19 and I want to thank you guys. So I just feel it's
20 really unfair sometimes the stuff we hear on social
21 media so.

22 EXECUTIVE DIRECTOR RECKO: Thank you,
23 Chairwoman, I appreciate that much. And I will say
24 again, my office door is open if somebody has a
25 complaint or particularly if you've got any evidence

1 that my staff is doing something wrong, please bring
2 it to me, bring it to the Board, or take a step
3 elsewhere, but --

4 CHAIRWOMAN REYES: To the police
5 department.

6 EXECUTIVE DIRECTOR RECKO: -- but rumor
7 in any window is just not enough.

8 CHAIRWOMAN REYES: And it can -- and
9 not only that, it also -- it just -- it can damage
10 someone's reputation, and that's not fair because
11 people work hard for what they have, and your
12 reputation is sometimes all you may have. And when
13 it's ruined, it's really hard for you to get back.
14 So I take it personally, I just wanted you guys to
15 know that. So.

16 EXECUTIVE DIRECTOR RECKO: Thank you.

17 COMMISSIONER RUSSO: And Madame Chair?

18 CHAIRWOMAN REYES: Sure.

19 COMMISSIONER RUSSO: If I can, I just
20 want to add to your statement, and I appreciate the
21 thanks during the watermain break. But I think it's
22 a testament to the Director, the staff here at the
23 Housing Authority, and the Commissioners, when we,
24 as a city, were there to help, there was someone on
25 the other end to receive it. So a lot of times when

1 we get to crisis situations like that and we're
2 trying to get water to residents in some of the
3 private buildings, that's took hours upon hours to
4 get to just a contact.

5 So to have everybody available and
6 ready to work and ready to do what they needed to do
7 to protect our residents, I think the thanks is
8 absolutely reciprocal to make sure that the City
9 thanks all of you, not only the staff, but the
10 Commissioners as well. And I think it's important.
11 And on behalf of the City, I'll most certainly put
12 that council hat back on just to say thank you all
13 to make sure our residents were safe. So it's
14 appreciated.

15 EXECUTIVE DIRECTOR RECKO: Thank you
16 and the staff.

17 (Applause.)

18 EXECUTIVE DIRECTOR RECKO: You don't
19 know how hard they work. Thank you.

20 CHAIRWOMAN REYES: Director, I don't
21 know if I should speak on this now or later, but it
22 comes to my attention this afternoon, and it
23 pertains to our field. I don't know if we can
24 discuss it now or -- would you like to?

25 EXECUTIVE DIRECTOR RECKO: Sure, why

1 not.

2 CHAIRWOMAN REYES: So as you all know,
3 Grace Church uses our field every year for our
4 Easter egg hunt, which benefits the kids of the
5 Housing Authority, the majority. That's not to say
6 it's not open to the city, but the majority of the
7 kids that go there are here. So it was brought to
8 my attention that the City is charging them \$4,000
9 to use our field.

10 COMMISSIONER SEITZMAN: Come again?

11 CHAIRWOMAN REYES: Now, this was
12 brought, again, a few hours before the meeting, and
13 my concern is this: It's our field, right? It's a
14 Housing Authority field. I don't know the in and
15 outs of it, but they were told that. And my concern
16 is where are those \$4,000 going because they're not
17 going to our residents, so. Sorry, Councilman.

18 COMMISSIONER RUSSO: No, I will find
19 out. As a matter of fact, I'm already texting
20 someone, so I will find out. And that should not be
21 the case. We --

22 CHAIRWOMAN REYES: Unless it was for
23 security or something else. But there's no reason
24 why the City should be charging for our field.

25 COMMISSIONER SEITZMAN: Did they charge

1 in the past?

2 CHAIRWOMAN REYES: No, never.

3 COMMISSIONER RUSSO: No, we changed our
4 policy when it comes to our properties, so there's a
5 hierarchy, and I think I mentioned at our last
6 meeting where the Housing Authority is now second
7 only to the City. So if there's a City-held event
8 in any of our own properties, that takes precedence.
9 The second in that line of succession is the Housing
10 Authority, and then third is the school system. So
11 there was a change there, so let me find out what's
12 going on there, because that, I agree with you --

13 CHAIRWOMAN REYES: It's concerning.

14 COMMISSIONER RUSSO: -- Madame Chair,
15 it shouldn't be happening. And if it is, I think we
16 need to rectify that immediately. But I don't have
17 all the information in front of me, so I don't want
18 to speak to it, but I most certainly will try to
19 find out.

20 CHAIRWOMAN REYES: Thank you. If you
21 could look into that and come back to all of us.

22 COMMISSIONER SEITZMAN: Madame Chair,
23 could I ask you a question?

24 So does that mean it's going to be
25 easier, so we have an amazing program that we want

1 to bring -- say we want to bring the Winter
2 Wonderland into the gym.

3 COMMISSIONER RUSSO: Absolutely.

4 COMMISSIONER SEITZMAN: Is it going to
5 be a lot easier for us to come to you and say --

6 COMMISSIONER RUSSO: Absolutely.

7 COMMISSIONER SEITZMAN: -- hey,
8 you're -- but we might have to kick out somebody
9 else --

10 COMMISSIONER RUSSO: Yes.

11 COMMISSIONER SEITZMAN: -- so no one
12 freezes?

13 COMMISSIONER RUSSO: Yes. If, for
14 example, if there was a for-profit entity trying to
15 rent the gym at the same time that we wanted to use
16 it as a Housing Authority event, we would take
17 precedent over that entity. And, again, there's a
18 hierarchy, right, so it's the City of Hoboken,
19 Housing Authority, school system, then there's
20 nonprofits.

21 COMMISSIONER SEITZMAN: Of course.

22 COMMISSIONER RUSSO: Hoboken-based
23 nonprofits, outside of Hoboken nonprofits,
24 for-profits, and then outside of Hoboken
25 for-profits. So that's the hierarchy and how we're

1 doing that with the City-owned property.

2 Again, with our own property here at
3 the Housing Authority, we could set whatever policy
4 we like, but when it comes to City-owned property,
5 yes, we want to do an event on Pier A Park?
6 Absolutely. We want to do an event at a gym?
7 Absolutely. We are number two in that line.

8 CHAIRWOMAN REYES: I just want to say
9 Grace Church does a lot for our residents, they do,
10 throughout the entire year. So I really feel like
11 it's unfair if this is the case, but, again, I don't
12 know all the details.

13 COMMISSIONER RUSSO: Yeah, I will try
14 to find out.

15 CHAIRWOMAN REYES: It was given to me
16 right before the meeting. I said I would address it
17 and ask here, and since you're here and you're here,
18 the Director is here, I think this is --

19 COMMISSIONER SEITZMAN: Well, they're
20 not giving us it to us, they're giving it to the
21 City.

22 CHAIRWOMAN REYES: The City is
23 requesting it. It came from the new director of
24 recreation.

25 COMMISSIONER RUSSO: Director Gonzales

1 or the head of recreation?

2 CHAIRWOMAN REYES: The director.

3 COMMISSIONER RUSSO: The director.

4 Okay. So I'll speak to Director Gonzales.

5 COMMISSIONER IMPASTATO: She might not
6 know.

7 COMMISSIONER RUSSO: Could be.

8 CHAIRWOMAN REYES: I would always speak
9 to Chris High too.

10 EXECUTIVE DIRECTOR RECKO: Yeah, and,
11 again, neither of us have heard of this before.

12 COMMISSIONER RUSSO: Yeah, we'll figure
13 it out. We'll get to the bottom of it, one way or
14 the other.

15 CHAIRWOMAN REYES: Thank you.

16 Is that it?

17 COMMISSIONER RUSSO: No, we actually
18 have to vote on this now.

19 CHAIRWOMAN REYES: I know. I had to
20 bring it up. I know you guys want to run out of
21 here.

22 Are we ready for resolutions now?

23 COMMISSIONER FORBES: Absolutely.

24 *****

25

1 RESOLUTION 2023-03.01
2 CHAIRWOMAN REYES: Resolution
3 2023-03.01.
4 A resolution of the Housing Authority
5 of the City of Hoboken to approve the meeting
6 minutes from February 9, 2023, Regular Board
7 meeting.
8 COMMISSIONER RUSSO: Motion.
9 COMMISSIONER SEITZMAN: Second.
10 CHAIRWOMAN REYES: Questions?
11 Concerns?
12 Call the roll.
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 B. Reyes?
20 CHAIRWOMAN 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 2023-03.02.
2 CHAIRWOMAN REYES: Resolution number
3 2023-03.02.
4 Resolution authorizing the payment of
5 the monthly list of bills for the Hoboken Housing
6 Authority.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns?
11 COMMISSIONER IMPASTATO: I have a
12 question.
13 CHAIRWOMAN REYES: Sure.
14 COMMISSIONER IMPASTATO: The number 11
15 under monthly contractual expenses, can you just
16 give us an idea of the security guards, what hours
17 that payment is for? That would be helpful for --
18 EXECUTIVE DIRECTOR RECKO: Sure. Jump
19 on in, Frank.
20 MR. MERCHAND: That would be Emil.
21 CHAIRWOMAN REYES: Emil.
22 COMMISSIONER SEITZMAN: Emil, are you
23 with us?
24 MR. KOTHERITHARA: So they were eight
25 hours a day at all three sites, so what do we got,

1 56 hours.

2 COMMISSIONER IMPASTATO: That's one
3 security guard?

4 MR. KOTHERITHARA: No, there's one
5 security guard at all three sites. So Adams,
6 Monroe, and Fox Hills. They work from 8:00 p.m. to
7 4:00 a.m. So to be one week, they're working 56
8 hours. And so their total contract is about
9 \$240,000. So that's why we're seeing about \$20,000
10 for the month.

11 COMMISSIONER IMPASTATO: So just run me
12 through it here. So one security guard, 8:00 p.m.
13 to 4:00 a.m., how many hours is that?

14 MR. KOTHERITHARA: Eight p.m. to
15 4:00 a.m., so it's 56 hours, right?

16 COMMISSIONER IMPASTATO: What's 56.

17 COMMISSIONER FORBES: He's totaling it
18 for everybody.

19 EXECUTIVE DIRECTOR RECKO: 8:00 p.m. to
20 4:00 a.m. is eight hours.

21 COMMISSIONER FORBES: But he's timing
22 that over --

23 CHAIRWOMAN REYES: It's three.

24 COMMISSIONER RUSSO: Eight hours times
25 three times five. Times seven.

1 MR. KOTHERITHARA: Times seven.

2 COMMISSIONER RUSSO: Times seven.

3 COMMISSIONER FORBES: Times seven,
4 yeah.

5 COMMISSIONER RUSSO: So how many
6 hours -- what's the hourly rate that we're paying
7 the security guard for this \$18,000?

8 MR. KOTHERITHARA: I could pull that
9 up. Just give me a minute. They bid on a flat fee,
10 so that contract was approved for approximately
11 \$240,000, so...

12 COMMISSIONER IMPASTATO: That's for
13 everything, 240?

14 COMMISSIONER SEITZMAN: Yeah, that's
15 what we voted on.

16 MR. KOTHERITHARA: Yes. It was
17 \$240,000. It was the contract value. Times three
18 (sotto voce) and if I did a rough number of 240,000.
19 So we're paying about 27, \$28 per hour.

20 COMMISSIONER IMPASTATO: And do we, 27?

21 CHAIRWOMAN REYES: He said about.

22 COMMISSIONER FORBES: About.

23 COMMISSIONER IMPASTATO: Because I
24 thought when we approved it, it was like 18 an hour.

25 CHAIRWOMAN REYES: No.

1 COMMISSIONER RUSSO: It was probably an
2 administrative fee on top of it, right? So there's
3 the management, the scheduling, all of that stuff,
4 so the company's making money, we're not just paying
5 the salary, right? So you got to account for what
6 that is.

7 COMMISSIONER IMPASTATO: That's kind of
8 what I'm getting.

9 COMMISSIONER RUSSO: No, no, I
10 understand where you're going. That's why I said
11 it.

12 COMMISSIONER IMPASTATO: Yeah, yeah.

13 EXECUTIVE DIRECTOR RECKO: But the
14 proof of the pudding is what Emil has got for the
15 contract.

16 COMMISSIONER IMPASTATO: So we're --
17 this amount, we were happy with this money?

18 (Simultaneous crosstalk.)

19 MR. KOTHERITHARA: This is actually the
20 second vendor. We had an issue with the first
21 vendor when we started to procure the services and
22 we terminated the contract. They weren't complying.
23 They weren't getting security guards there. So then
24 we went back out to bid, and so their prices have
25 increased. Like, this is -- this company had put in

1 in the past, but they were not the low bidder at the
2 time.

3 MR. MERCHAND: Emil, I think what he's
4 asking is yes that's an amended amount, we went
5 through the cameras to see their schedule, and we
6 did reduce their payment because of it. They're
7 actually fighting us back on, we're going back and
8 forth, but this is an amended amount.

9 I don't know if this is the one, Emil,
10 or if this is the other person, but we did go
11 through there --

12 MR. KOTHERITHARA: Yes. So the
13 amended -- this was -- that was, that adjustment was
14 made last month in the February list of bills, and
15 then they are contesting the adjustment; for
16 instance, we got very diligent of looking at
17 cameras, like, we have been getting daily reports
18 from this contractor to make sure that when they say
19 they're there at 8:00 p.m., they're there at
20 8:00 p.m.

21 COMMISSIONER IMPASTATO: So for this
22 amount, we're comfortable that we went through the
23 cameras and they've worked when they said, they
24 weren't sleeping on the job.

25 MR. MERCHAND: Yes, we've gone

1 through --

2 COMMISSIONER IMPASTATO: What's --

3 COMMISSIONER FORBES: The hesitation
4 keeps us another half hour, my friend. I'm just
5 letting you know that.

6 MR. MERCHAND: No, we continue to work
7 with everybody. I feel that they have certainly
8 improved, and I'm going to continue to tighten that,
9 you know, like, even as we saw the security guard
10 here today, he came in even as we were here. I saw
11 him do his rounds. There's still things I still --
12 I still want to see some improvement, but they are
13 physically down there in the building and doing what
14 they say, and those days that were dropped, though,
15 they billed for something that I didn't see people
16 on the camera.

17 So I'm really -- I see somebody showing
18 up at that time. Now what I have are reports every
19 single day of every scan point of the building with
20 pictures and times. So for any shift that we have a
21 video for, we have where they were in that shift for
22 those eight hours. So I could tell you
23 10:00 o'clock he was here, at 11:00 o'clock he was
24 here, and we actually check the cameras to see if he
25 came in and he left and he checked out.

1 That was kind of like in the beginning
2 that's what they were doing, they were cutting a
3 little bit at the tend, you know, they weren't
4 really showing up on time. That has gotten better.

5 COMMISSIONER IMPASTATO: Okay. Here's
6 the question for you: If this was your house, and
7 you were paying \$18,000, and the security company,
8 you had to vote, your family had to vote for it, are
9 you comfortable, looking back at the work this
10 month, that they showed up for every hour and were
11 securing our buildings to the full capacity, and you
12 would write a check for \$18,000?

13 MR. MERCHAND: The answer is no, I'm
14 not --

15 COMMISSIONER IMPASTATO: So then --

16 MR. MERCHAND: Hold on. I'm not
17 satisfied, but what I'm saying is this, I can tell
18 you that they are showing up, and I can tell you
19 that can they be better? Yes. I don't think
20 shorting them right now is the right thing. I think
21 if I see them that they're not there on the camera,
22 I think that we shouldn't pay for something to that
23 effect. I can't really honestly just tell you that
24 I'm a hundred percent comfortable with what they're
25 doing every single day for each guard, because

1 they're going through a lot of guards. Because if
2 we're catching them, they're firing a guard and
3 they're hiring a guard, and then he has to be
4 trained. So as we're working with guys and as some
5 of the guards are sticking around, it's going to get
6 better.

7 So I think they have room for
8 improvement. I think that we should approve the
9 bills. I think that they did show up. Would I
10 still give them an A plus? No. I still think that
11 we're working through experience.

12 CHAIRWOMAN REYES: I want to say --

13 MR. MERCHAND: And I don't think we can
14 short them for it. I think that probably what
15 you're asking me is are they an A team? I don't
16 think they're an A team yet, but my goal is that we
17 can get them there. So I would give them a B plus
18 right now. I think when they started out they were
19 a C. I think they were making improvement, and as
20 we continue to see these things and we can continue
21 to work with them, we can get a better product out
22 of them and help them grow so that we get what we
23 want, and at that point I think we would be more
24 willing to say, yes, I give them an A for their
25 performance.

1 COMMISSIONER IMPASTATO: Are there
2 incentives into the contract where if we see on
3 cameras that they're sleeping or, you know, they get
4 a percentage off or --

5 EXECUTIVE DIRECTOR RECKO: It's not an
6 incentive, we take the hours off if we see them.

7 COMMISSIONER IMPASTATO: We do?

8 EXECUTIVE DIRECTOR RECKO: Yes.

9 COMMISSIONER IMPASTATO: This month did
10 we take off hours?

11 CHAIRWOMAN REYES: I think not this --

12 MR. MERCHAND: It was the last month.

13 MR. KOTHERITHARA: Yes.

14 COMMISSIONER IMPASTATO: He's saying
15 yes.

16 MR. KOTHERITHARA: We did take off
17 hours. They adjusted --

18 COMMISSIONER RUSSO: We had to.

19 MR. KOTHERITHARA: -- the way -- so if
20 a guard was running a half an hour late, they had
21 reduced it.

22 MR. MERCHAND: They did this month.
23 But last month they submitted the whole thing. This
24 month they self-submitted the hours that they were
25 late.

1 COMMISSIONER RUSSO: Oh, so they're
2 self-reporting at that point?

3 MR. MERCHAND: We didn't have to take
4 it away from them, they did it themselves, which is
5 already an improvement. Because the last month they
6 said, oh, we were there for, you know, our 40 hours
7 for each guard. And we were like, no, you weren't,
8 we saw the camera.

9 So this time we came back and said, oh,
10 this guard was late 15 minutes, this guard was late
11 half an hour, this guard, they deducted it and they
12 left it --

13 COMMISSIONER FORBES: Okay. So is this
14 something we do every month, review the cameras --

15 MR. MERCHAND: It has to happen every
16 week or else we really can't -- so that's why,
17 unfortunately, it has become an extra task for the
18 managers, for myself, but it's worth it in the end
19 because it's a really -- we're starting to see some
20 of the benefits in there. Correct.

21 COMMISSIONER SEITZMAN: Most
22 importantly, we hired them so -- and I don't think
23 people are maliciously trying to do it, but because
24 you also --

25 CHAIRWOMAN REYES: I just want to say

1 that during our dinner, the Director and I were
2 sitting together over at Monroe Gardens, and I can't
3 even count how many residents, seniors came up to us
4 and thanked us about the guards and were very happy
5 with the guards. I mean, specifically there.
6 Again, I don't know about the other buildings, but
7 they were -- the residents at 221 were happy with
8 the guards that were there. That night they came up
9 to us and told us, so...

10 EXECUTIVE DIRECTOR RECKO: Yeah.

11 CHAIRWOMAN REYES: It's nice to hear
12 that they're --

13 EXECUTIVE DIRECTOR RECKO: And I think
14 we've seen that across the board. Now, I think if
15 you ask Frank or I, is every minute, do we watch the
16 camera every minute? No, we can't. It's
17 impossible. It's just impossible.

18 COMMISSIONER IMPASTATO: It sounds like
19 Frank has a system, he's on it --

20 EXECUTIVE DIRECTOR RECKO: But he is.

21 COMMISSIONER IMPASTATO: I want him
22 to -- that question, I want him to answer every
23 month, yes, and it sounds like you're working with
24 them. It's a lot of money, right, and in our
25 organization we don't -- we need to watch every

1 penny we spend, and we have to hold them
2 accountable. And I know there's legal parts to
3 this, we have contracts in place, so we can't just
4 short contracts, but it sounds like you're on top of
5 it.

6 EXECUTIVE DIRECTOR RECKO: Maybe part
7 of the good news is we are arguing with them. We
8 shorted them last month and we're arguing with them
9 about it, which is good, which is what we should be
10 doing, which is with the staff.

11 COMMISSIONER IMPASTATO: Correct.

12 EXECUTIVE DIRECTOR RECKO: This is the
13 way we see it. Sorry. We're not paying you for
14 this. They're coming back and saying, well, this is
15 why the guy walked around back, no, no, no, show us.
16 So we're actually monitoring right now.

17 COMMISSIONER FORBES: Yeah, because we
18 would hate to have to back into a situation and
19 explain ourselves --

20 EXECUTIVE DIRECTOR RECKO: Of course.

21 COMMISSIONER FORBES: -- of an
22 unfortunate incident.

23 EXECUTIVE DIRECTOR RECKO: Yeah.

24 MR. KOTHERITHARA: And we've instituted
25 protocols; for example, they're required to do tours

1 three times during that eight-hour shift, and
2 they're providing us pictures of each of the floors.

3 COMMISSIONER FORBES: Is it possible
4 for us to put -- in some buildings they have where
5 security guards go and they turn something and it
6 registers that they hit that floor at that time.

7 CHAIRWOMAN REYES: Well, they send me
8 pictures.

9 MR. MERCHAND: The company put their --
10 like, their QR codes, our stickers in different
11 parts of the building that they have to go into
12 their phone and scan it and that's what, you know.

13 COMMISSIONER FORBES: Perfect.

14 MR. MERCHAND: So that was something
15 that they didn't have when they first started, so
16 they were able to adopt -- adapt to us with that.

17 COMMISSIONER FORBES: It's not really
18 foolproof, but it's okay.

19 MR. MERCHAND: No, no, no, no --

20 COMMISSIONER FORBES: Because I could
21 take a picture of it with one phone and scan it with
22 another phone.

23 MR. MERCHAND: Correct.

24 COMMISSIONER FORBES: And still be
25 sitting wherever I'm sitting.

1 CHAIRWOMAN REYES: He knows the tricks.

2 COMMISSIONER FORBES: Yeah, yeah.

3 Yeah, so I keep saying --

4 (Laughter.)

5 COMMISSIONER FORBES: Listen, you guys
6 know what I do for a living, so I'm just letting you
7 know. I see it all.

8 COMMISSIONER RUSSO: You're just giving
9 them an idea.

10 COMMISSIONER FORBES: I'm just saying.

11 COMMISSIONER RUSSO: You better hope
12 they're not watching.

13 MR. MERCHAND: Strike that off the
14 record.

15 COMMISSIONER IMPASTATO: Do not include
16 that.

17 COMMISSIONER RUSSO: Change out all the
18 QR codes immediately.

19 COMMISSIONER FORBES: Now, if you
20 change them a weekly, it's a different story.

21 CHAIRWOMAN REYES: Thank you,
22 commissioner Forbes.

23 Director, can you call the roll?

24 EXECUTIVE DIRECTOR RECKO: A. Forbes?

25 COMMISSIONER FORBES: Yes.

1 EXECUTIVE DIRECTOR RECKO: A.
2 Impastato?
3 COMMISSIONER IMPASTATO: Yes.
4 EXECUTIVE DIRECTOR RECKO: A. Lewit?
5 B. Reyes?
6 CHAIRWOMAN REYES: Yes.
7 EXECUTIVE DIRECTOR RECKO: M. Russo?
8 COMMISSIONER RUSSO: Aye.
9 EXECUTIVE DIRECTOR RECKO: J. Sanford?
10 COMMISSIONER SANFORD: No.
11 EXECUTIVE DIRECTOR RECKO: E. Seitzman?
12 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION 2023-03.03

2 CHAIRWOMAN REYES: Resolution number
3 2023-03.02.

4 A resolution of the Housing Authority
5 of the City of Hoboken to purchase a utility vehicle
6 and accessories.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRWOMAN REYES: Questions?
10 Concerns? Would you like --

11 COMMISSIONER IMPASTATO: Can you just
12 go through --

13 COMMISSIONER RUSSO: What's the
14 vehicle?

15 MR. FERMAINT: The vehicle is
16 actually --

17 COURT STENOGRAPHER: I'm sorry, I'm
18 sorry. Who is that talking? Is that Sammy?

19 EXECUTIVE DIRECTOR RECKO: Come on up.

20 COURT STENOGRAPHER: Sorry, Sammy, I
21 couldn't see you back there.

22 MR. FERMAINT: That's okay. Sammy
23 Fermaint, F-E-R-M-A-I-N-T.

24 Okay. So the Kubota that we're
25 purchasing, it's actually an all-terrain vehicle.

1 We already have one previous, so we were looking for
2 the Ford vans. We can't come up because the prices
3 went way sky high, and we brought it to your report
4 last time. So Emil was able to track a Kubota down,
5 which is more -- better with us on fuel, and it's
6 also compacted, so it's less we'd be paying for fuel
7 and giving us the transportation where we need to
8 go. We don't need F-250s, we're local, we already
9 have sufficient vehicles on site.

10 COMMISSIONER IMPASTATO: What's the use
11 for this?

12 MR. FERMAINT: Actually, we can use it
13 for everything, repairs, snow detail, on a
14 day-to-day basis. The City uses them a lot.

15 EXECUTIVE DIRECTOR RECKO: So you could
16 put a plow on it?

17 MR. FERMAINT: We can put a plow on it.
18 We purchased a salt spreader because that's, I mean,
19 we have the 250, the SaltDogg, which is much bigger,
20 and the Kubota's more compact, so now it's more
21 compact so we can get to certain areas without
22 having to actually physically load the salt by hand,
23 which that's going to help us out as well. We won't
24 need to have two people in a vehicle, we'll just
25 pour it in the machine and get going with the snow

1 detail. So, I mean, the price on it, Emil could
2 probably touch base more on regards to that, to that
3 part.

4 COMMISSIONER IMPASTATO: Electric?

5 MR. FERMAINT: It's actually diesel.
6 So it lasts longer than our 250s and 350s running on
7 gas. I mean, I honestly think it's better for us
8 because having these big trucks and them taking
9 parking and having them double parked on the
10 streets, driving around with the big plows, we can
11 actually get on sidewalks without damaging, all that
12 extra weight, and we do need to get on the
13 sidewalks. So, I mean, that's the only way I
14 requested -- the only reason why I would request for
15 another Kubota.

16 COMMISSIONER IMPASTATO: Is this -- did
17 we look at used ones or is this a new one?

18 MR. FERMAINT: The used ones, I don't
19 know if Emil looked for used ones.

20 Emil, I don't know if you want to speak
21 in regards to this part.

22 MR. KOTHERITHARA: No. We did not look
23 at used ones. This is procured through a
24 cooperative purchasing agreement, and we're getting
25 close to \$6,000 off of the sticker price on it. It

1 does have that salt spreader that Sammy mentioned
2 that's going to, you know, be very beneficial in the
3 wintertime. We purchased one of these vehicles in
4 the past in 2017, and the overall maintenance was --
5 Sammy could speak to it better than I, but we've had
6 minimum to no issues with that Kubota. I've seen
7 the City drives around with them for garbage
8 purposes, so it seemed like a good investment.

9 COMMISSIONER IMPASTATO: So is this of
10 necessity, like, your job --

11 MR. FERMAINT: Yes.

12 COMMISSIONER IMPASTATO: -- needs
13 this --

14 MR. FERMAINT: Yes.

15 COMMISSIONER IMPASTATO: -- Kubota?

16 MR. FERMAINT: Yes, well, I mean --

17 COMMISSIONER IMPASTATO: Or does it
18 help you --

19 (Simultaneous crosstalk.)

20 MR. FERMAINT: It helps and it also
21 saves a lot more money because it's less in
22 maintenance fees. We don't have to take the Kubotas
23 to service every three months like you would
24 normally have to take a truck. The windshield
25 wipers, tires, and it's all-terrain, you don't have

1 to go through tires, flats, I mean.

2 COMMISSIONER IMPASTATO: My last
3 question.

4 MR. FERMAINT: It's something that we
5 can do in-house that we don't have to actually send
6 to a mechanic shop to take care of.

7 COMMISSIONER IMPASTATO: Does it take
8 offline an old truck that we've been maintaining and
9 spending a fortune on?

10 MR. FERMAINT: It can. It can. I
11 mean, we can actually get rid of one of the old
12 trucks that's taking a lot of maintenance and
13 putting money into it and put it to the side and
14 just utilize that.

15 COMMISSIONER IMPASTATO: That would be
16 my recommendation, and I would feel more comfortable
17 spending the money if it was taking one of those
18 old --

19 MR. FERMAINT: Oh, absolutely.

20 COMMISSIONER IMPASTATO: -- gas
21 guzzling, you know, maintenance --

22 MR. FERMAINT: Absolutely.

23 COMMISSIONER IMPASTATO: --clunk --

24 CHAIRWOMAN REYES: Was that the goal?
25 I'm sorry. Was that the goal, to get it?

1 MR. FERMAINT: I mean, it was either
2 that or purchase another van, which now it will
3 service us, as we did purchase a Ford cargo van, so
4 which our locksmiths in house would normally need
5 it. Now, one of their trucks, we've been dumping
6 money in that truck because this is everyday riding,
7 our locksmiths are driving around, so we can
8 flip-flop it and put that one to the side and not
9 have to worry about purchasing maintenance on it.

10 COMMISSIONER IMPASTATO: What is the
11 amount of money that we saved from this winter not
12 having the snow that we didn't have? Because maybe
13 this could sub --

14 EXECUTIVE DIRECTOR RECKO: Well --

15 COMMISSIONER RUSSO: You don't want to
16 jinx it, right?

17 EXECUTIVE DIRECTOR RECKO: -- you know,
18 I don't have that figure for you, but it does come
19 from a different budget. I mean, one of the great
20 values of us purchasing rather than leasing, for
21 example, that conversation, is that we can take this
22 out of or capital fund money, and the snow detail
23 comes out of our operating fund money. So I don't
24 have that figure on the tip of my fingers on how
25 much we save.

1 Again, one of those questions that we
2 could look at. When you come up with a surprise
3 question, I don't have it in my pocket on how much
4 we save because we didn't get much snow. But I can
5 tell you that purchasing a vehicle like this over
6 the long term not only makes us more efficient, as
7 Sammy, who go out rather than having to worry about
8 their vehicles and how they're going to get a
9 vehicle and is this guy going to have to walk with a
10 shopping court all the way across our development,
11 but it's also a very efficient way for our folks to
12 get around.

13 Again, I don't have that figure, and as
14 you might be able to imagine, I don't walk around
15 with a finger on how much money we've saved this
16 winter. We could certainly look back at last year
17 and try to estimate how much overtime we did last
18 year on snow and how much we did this year. But,
19 again, it comes out of a separate budget, not our
20 operating budget that the snow detail comes from,
21 but it comes from our capital fund budget, which can
22 fund vehicles for us.

23 I personally don't believe that buying
24 a used vehicle for a purpose like this is very cost
25 effective because you can buy a lot of problems with

1 a used vehicle. And I don't want my staff taking
2 their time fixing the vehicle and having that
3 vehicle down when we need the vehicle. I think our
4 best option is to get a new vehicle and move forward
5 with that.

6 COMMISSIONER FORBES: But it's also not
7 cost effective still dealing with the old vehicles,
8 so if we're going to purchase a new one, then let's
9 just push the old ones out ASAP.

10 EXECUTIVE DIRECTOR RECKO: When we can
11 and when we don't need, because we are
12 under-vehicled --

13 COMMISSIONER FORBES: Yeah, that's --

14 EXECUTIVE DIRECTOR RECKO: We are
15 under-vehicled.

16 CHAIRWOMAN REYES: With all the --

17 EXECUTIVE DIRECTOR RECKO: And our
18 guys, our guys hitch rides with each other, our guys
19 walk across our developments because we don't have
20 the vehicles that are running to help them. And
21 we've tried to get vehicles before and I've been
22 stopped and, I mean, we need to take a that look at
23 our vehicles. They need to be replenished.

24 CHAIRWOMAN REYES: I've honestly seen
25 our maintenance come to apartments with shopping

1 carts with their stuff in it. Like, they pick it up
2 at 221 and then they'll roll it over.

3 MR. FERMAINT: That's also safety
4 reasons, pushing, pulling, I mean, that help us out,
5 and also just because it doesn't snow, when we do
6 get the alert that inclement weather is going to
7 come down, we still have to pretreat. So it
8 prevents from our residents slipping and falling on
9 our steps. So we still have to mobilize and still
10 have to, you know, discharge calcium chloride and
11 also do our parking lots.

12 So, I mean, being said, with that
13 Kubota in hand aside from the other Kubota, plus the
14 250, I mean, it's just an add-on that we don't have
15 to worry about people pushing shopping carts with a
16 120-pound bags inside of it.

17 COMMISSIONER IMPASTATO: What's the
18 size of it?

19 MR. FERMAINT: The size is actually in
20 the paperwork. I think it's actually in front of
21 you, if I'm not mistaken. So this is -- we
22 previously have one. I don't know the size of it.
23 So it's previously in there.

24 EXECUTIVE DIRECTOR RECKO: Two people
25 can sit in the cab. So it's a two-person cab.

1 COMMISSIONER IMPASTATO: So it's like a
2 big golf cart-type thing?

3 MR. FERMAINT: It's not a golf cart,
4 it's actually a golf cart on steroids.

5 COMMISSIONER IMPASTATO: A golf cart on
6 steroids.

7 COMMISSIONER FORBES: Yes, the City
8 started using them.

9 MR. FERMAINT: Yeah, they've purchased
10 a few of them.

11 COMMISSIONER IMPASTATO: This is my
12 thing, right, we have to be lean, right, and I know
13 you know this, and we've talked about this,
14 especially when it comes to trucks.

15 MR. FERMAINT: Right.

16 COMMISSIONER IMPASTATO: But if you
17 came to the meeting tonight and you sold us that,
18 okay, we've got a 1993 Ford pickup that is bleeding
19 money every month in maintenance and we're going to
20 take that now offline and we're going to replace it
21 with this Kubota and it's going to save us money on
22 the long run, right, and then you said, hey, we're
23 saving money here and we're doing this and -- now I
24 feel more comfortable, right, to approve it.

25 EXECUTIVE DIRECTOR RECKO: I agree.

1 COMMISSIONER IMPASTATO: And I know I'm
2 one vote, but in the past I think I've stayed pretty
3 consistent when it comes to trucks and --

4 EXECUTIVE DIRECTOR RECKO: Right. And
5 I think I've stayed consistent with saying that our
6 staff has been under-vehicled, that we've asked for
7 vehicles before and we've been denied. We've been
8 pretty consistent in saying that our staff has to do
9 things like walk when they shouldn't. And when our
10 maintenance direction comes saying that we need this
11 vehicle in order to operate efficiently, whether we
12 take that old one off, that old one may sit for a
13 while and be used periodically and not be used as
14 much or not have that, I think that we're obligated
15 to run this place efficiently. And what we're
16 saying as staff is we need this vehicle.

17 And if you want to one-to-one
18 replacement, freeze the number of vehicles we have
19 now and never get one more or one less, I think
20 that's irrational. To me it's -- if we see a need
21 that we need to have something to keep our operation
22 running when our pipes are getting significantly
23 worse, our boiler systems are getting significantly
24 worse, and we're getting better at replacing them,
25 and if Sammy and Jackie come to me and say we need

1 this in order to effectively fix our units, I'm not
2 always going to go to them and say, well, what are
3 you going to get rid of if I give you this? What
4 they're saying is they can run much more efficiently
5 if they have this type of vehicle.

6 And as Sammy said, they first looked
7 at -- they came to me with the idea of another
8 pickup. We looked at the pickups and they were
9 extraordinarily expensive this year. We don't get a
10 deal like we used to on those pickups, so we took a
11 look at this vehicle and said, this one really works
12 for us. We talked to our boiler guys, they were
13 like yes, absolutely, we'd like this vehicle as
14 well. So let's -- so we decided to push this.

15 COMMISSIONER RUSSO: Director, could I
16 ask a question?

17 EXECUTIVE DIRECTOR RECKO: Sure.

18 COMMISSIONER RUSSO: If we -- if we
19 kind of looked at the entire fleet in totality,
20 would it be a conversation for us to have, would it
21 be smart for us to have, to replace all of those
22 larger vehicles with vehicles of this type, where
23 the entire fleet then becomes these smaller
24 maintenance vehicles, they get around our campus as
25 quickly as possible, efficiently as possible, and,

1 said -- to your point, though, I think, if we move
2 more in this direction, yes, yes, I think moving
3 more in this direction, we're seeing that it pays
4 some benefits but not to replace everything.

5 COMMISSIONER RUSSO: Right, right. Can
6 I ask for you and the staff to kind of compile a,
7 just like a motor pool report of what our vehicles
8 are, what that looks like, and the wants, right, not
9 just the need, but the want. Right? Like, how many
10 vehicles do we want, how many vehicles, what types
11 of vehicles those are, and what that overall goal
12 might be. And then, of course, drop that down to
13 the absolute need, like what is the bare minimum
14 that we need to, kind of, function at our full
15 capacity?

16 EXECUTIVE DIRECTOR RECKO: Yeah, we
17 have our list and we can expand on that very easily.

18 COMMISSIONER RUSSO: Yeah, I think that
19 would be -- I think it goes to the point of trying
20 to understand how our staff is working and what
21 vehicles they really need. And it then gives us the
22 opportunity to say, all right, we see, right, this
23 is what it is. So when you do come to us and say,
24 well, we need six new ones, we go, no no no, that
25 doesn't make sense, right? But if you come to us

1 and say we do need two new ones and it falls within
2 those parameters, we have something to kind of base
3 that on because we're not here day to day, we don't
4 understand what's going on to that level.

5 So if you provide that us, I think then
6 we have the ability to kind of always refer back to
7 it. And as that changes, by all means, come back
8 with a new report. But I think that gives us the
9 opportunity to kind of understand why and how we're
10 voting for this.

11 COMMISSIONER IMPASTATO: To that point,
12 could we maybe push the vote till we see that
13 report, so we have a better understanding and more
14 educated -- at least, I would like to see that, even
15 if it's one more month, just to see what that list
16 of vehicles is, how much maintenance is on each one,
17 what we're using it daily for, to make a better
18 educated decision.

19 EXECUTIVE DIRECTOR RECKO: I would like
20 not to, but that's up to you as a Board.

21 COMMISSIONER RUSSO: Yeah, listen, I
22 don't mind voting for it tonight.

23 CHAIRWOMAN REYES: My either.

24 COMMISSIONER RUSSO: I really don't.

25 But I think the answer to the question is absolutely

1 paramount that we understand that. You know, I know
2 we're under-vehicled, I absolutely know it, I know
3 that from my experience in the city. But, again, I
4 think we should know why and how and all the
5 particulars every time we're asking for something
6 like a vehicle because I think that's important.
7 And then we can shift our fleet to what we
8 absolutely need and, you know, diversify that as we
9 need to. So I don't mind voting on it tonight.

10 CHAIRWOMAN REYES: My either.

11 COMMISSIONER SEITZMAN: My either.

12 COMMISSIONER RUSSO: Like I said, I
13 think moving it forward is fine, but I still think
14 that --

15 CHAIRWOMAN REYES: I think it's
16 important, what you're asking for --

17 (Simultaneous crosstalk.)

18 COMMISSIONER RUSSO: -- if we don' get
19 that it's going to be --

20 CHAIRWOMAN REYES: -- that in the
21 future, and as you said, and you also stated, we're
22 going to need more vehicles, right? We need a whole
23 new fleet. So maybe getting that information to us
24 will make it easier for the next time, but I can
25 definitely tell you, because I see it, how difficult

1 it is for our maintenance. And our biggest
2 complaint are residents not getting the stuff done.
3 And sometimes you wonder why they're not getting
4 done. If we're not providing them the tools they
5 need to get the work done, then, you know what, then
6 shame on us. It's not shame on them.

7 COMMISSIONER SEITZMAN: Madame Chair,
8 may I? I think that it's great and that's why we
9 have these meetings, and that's why we have we're
10 here for oversight. But I think in general we have
11 to be very careful to -- this is important, and I
12 agree with the report, a hundred percent I'm behind
13 you, but if I'm looking back and I'm a manager in my
14 own job and I'm saying, oh, God, everybody is trying
15 to do different things. We are all here
16 understaffed, they are working at three in the
17 morning. I could call them at three in the morning,
18 they're here.

19 So I think we have to try to work
20 with -- we have to do our job, you're doing your
21 job, I commend you. Thank you. I think you're
22 doing -- that's right, I agree with you. But I
23 think we also have to just make sure that we are
24 giving them time to do everything that we all need
25 to do. So it's a balance, because we're here to

1 balance each other. We're here, and everybody is
2 agreeing with me, we're all here to balance each
3 other out to do what's right for everybody.

4 COMMISSIONER FORBES: You know, the
5 only thing I'm saying is that in my world I can't
6 find out right now that we have no cups, it's not
7 going to happen. I got to feed 150 people. You
8 telling me now we have no cups. That's a big
9 problem. So all I'm saying is moving forward keep
10 us abreast of what's going on. Instead of saying we
11 need a new truck, here it is. This is the first
12 time I'm hearing about any vehicle going down.
13 That's all I'm saying.

14 So, you know, I'm ready to vote on it
15 too, I understand you need the things you need to
16 get the job done, but for me and in my world,
17 telling me when you need it now is too late, you
18 know, that's all I'm saying.

19 CHAIRWOMAN REYES: Commissioner
20 Forbes --

21 COMMISSIONER FORBES: I'm good with a
22 vote.

23 CHAIRWOMAN REYES: Commissioner Forbes,
24 just to reiterate on what you just said, I know that
25 it's probably the first time you've heard it, but me

1 sitting on this Board and sitting in the public
2 there, I can tell you that we've heard it a lot of
3 times. And a lot of times it has been, you know,
4 unfortunately, it wasn't given to them, so we're not
5 giving them the proper tools to do their job. You
6 understand it?

7 COMMISSIONER FORBES: No, I totally
8 understand, it's still the first time I'm hearing.

9 CHAIRWOMAN REYES: Yeah. But I think
10 we're not waiting for the last minute, am I correct?
11 You're doing it now because we know we're going to
12 need it, correct?

13 EXECUTIVE DIRECTOR RECKO: Yeah.

14 CHAIRWOMAN REYES: Okay. So can you
15 call the vote?

16 EXECUTIVE DIRECTOR RECKO: I can.

17 A. Forbes?

18 COMMISSIONER FORBES: Yes.

19 EXECUTIVE DIRECTOR RECKO: A.

20 Impastato?

21 COMMISSIONER IMPASTATO: No.

22 EXECUTIVE DIRECTOR RECKO: A. Lewit?

23 B. Reyes?

24 CHAIRWOMAN REYES: Yes.

25 EXECUTIVE DIRECTOR RECKO: M. Russo?

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COMMISSIONER RUSSO: Aye.

EXECUTIVE DIRECTOR RECKO: J. Sanford?

COMMISSIONER SANFORD: Yes.

EXECUTIVE DIRECTOR RECKO: E. Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION 2023-03.04
2 CHAIRWOMAN REYES: Resolution number
3 2023-03.04.
4 A resolution of the Housing Authority
5 of the City of Hoboken to award a contract for
6 landscaping services.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns?
11 COMMISSIONER SEITZMAN: Call the vote.
12 CHAIRWOMAN REYES: Director, call the
13 vote.
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 B. Reyes?
21 CHAIRWOMAN 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 2023-03.05

2 CHAIRWOMAN REYES: Resolution number
3 2023-03.05.

4 A resolution of the Housing Authority
5 of the City of Hoboken to award a contract for legal
6 services.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRWOMAN REYES: Questions?
10 Concerns?

11 COMMISSIONER SEITZMAN: So can you
12 just, because people want, for the public record,
13 sir, can you just give a very brief overview, brief
14 as in "brief."

15 CHAIRWOMAN REYES: Brief.

16 EXECUTIVE DIRECTOR RECKO: Sure. This
17 is our services for our general legal counsel, which
18 is the legal services that covers this Board
19 meeting, contracts, procurement issues, covers labor
20 issues with us. It's our general counsel that we
21 can turn to for questions on general legal matters.

22 COMMISSIONER SEITZMAN: Perfect.

23 CHAIRWOMAN REYES: Thank you.

24 Call the vote.

25 EXECUTIVE DIRECTOR RECKO: A. Forbes?

1 COMMISSIONER FORBES: Yes.
2 EXECUTIVE DIRECTOR RECKO: A.
3 Impastato?
4 COMMISSIONER IMPASTATO: Yes.
5 EXECUTIVE DIRECTOR RECKO: A. Lewit?
6 B. Reyes?
7 CHAIRWOMAN REYES: Yes.
8 EXECUTIVE DIRECTOR RECKO: M. Russo?
9 COMMISSIONER RUSSO: Aye.
10 EXECUTIVE DIRECTOR RECKO: J. Sanford?
11 COMMISSIONER SANFORD: What's this
12 resolution?
13 EXECUTIVE DIRECTOR RECKO: The general
14 legal services, Commissioner.
15 COMMISSIONER SANFORD: And who is it
16 being awarded to?
17 CHAIRWOMAN REYES: Fitzpatrick and
18 Waterman.
19 EXECUTIVE DIRECTOR RECKO: Fitzpatrick
20 and Waterman.
21 COMMISSIONER SANFORD: Yes.
22 EXECUTIVE DIRECTOR RECKO: And E.
23 Seitzman?
24 COMMISSIONER SEITZMAN: Yes.
25 EXECUTIVE DIRECTOR RECKO: Did I say

1 that?

2 COMMISSIONER SEITZMAN: Yes.

3 EXECUTIVE DIRECTOR RECKO: Yes, I'm

4 sorry. Yes.

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1 RESOLUTION 2023-03.06

2 CHAIRWOMAN REYES: Resolution number
3 2023-03.06.

4 A resolution of the Housing Authority
5 of the city of Hoboken to award a contract for legal
6 services litigation.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRWOMAN REYES: Director, you want
10 to read it?

11 EXECUTIVE DIRECTOR RECKO: And this is
12 a contract we use for special legal services, such
13 as should we have a major lawsuit come in or a
14 special issue that we've got to deal with that
15 wouldn't fall under the general legal counsel, there
16 is a counsel that we can turn to for special legal
17 advice on things like lawsuits and/or maybe an
18 insurance issue.

19 CHAIRWOMAN REYES: Call the roll.

20 EXECUTIVE DIRECTOR RECKO: A. Forbes?

21 COMMISSIONER FORBES: Yes.

22 EXECUTIVE DIRECTOR RECKO: A.

23 Impastato?

24 COMMISSIONER IMPASTATO: Yes.

25 EXECUTIVE DIRECTOR RECKO: A. Lewit?

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B. Reyes?

CHAIRWOMAN REYES: Yes.

EXECUTIVE DIRECTOR RECKO: M. Russo?

COMMISSIONER RUSSO: Aye.

EXECUTIVE DIRECTOR RECKO: J. Sanford?

COMMISSIONER SANFORD: Yes.

EXECUTIVE DIRECTOR RECKO: E. Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION 2023-03.07

2 CHAIRWOMAN REYES: Resolution number
3 2023-03.07.

4 A resolution of the Housing Authority
5 of the City of Hoboken to award a contract for
6 security consultant services.

7 COMMISSIONER SEITZMAN: Motion.

8 CHAIRWOMAN REYES: Second.

9 Questions? Concerns?

10 Call the roll.

11 EXECUTIVE DIRECTOR RECKO: A. Forbes?

12 COMMISSIONER FORBES: Yes.

13 EXECUTIVE DIRECTOR RECKO: A.

14 Impastato?

15 COMMISSIONER IMPASTATO: Yes.

16 EXECUTIVE DIRECTOR RECKO: A. Lewit?

17 B. Reyes?

18 CHAIRWOMAN 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 2023-03.08

2 CHAIRWOMAN REYES: Resolution number
3 2023-03.08.

4 A resolution of the Housing Authority
5 of the City of Hoboken to reopen the public housing
6 waiting list for zero-bedroom and one-bedroom units.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRWOMAN REYES: Questions?
10 Concerns?

11 Call the roll.

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 B. Reyes?

19 CHAIRWOMAN REYES: Yes.

20 EXECUTIVE DIRECTOR RECKO: M. Russo?

21 COMMISSIONER RUSSO: Aye.

22 EXECUTIVE DIRECTOR RECKO: J. Sanford?

23 COMMISSIONER SANFORD: No.

24 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

25 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION 2023-03.09
2 CHAIRWOMAN REYES: Resolution number
3 2023-03.10.
4 COURT STENOGRAPHER: Nine.
5 COMMISSIONER RUSSO: Nine.
6 CHAIRWOMAN REYES: I'm sorry.
7 A resolution of the -- okay.
8 Resolution number 2023-03.09.
9 A resolution of the Housing Authority
10 of the City of Hoboken to reopen its Housing Choice
11 voucher program wait list for zero-bedroom and
12 one-bedroom units with respect to project-based
13 vouchers at Fox Hill Gardens.
14 COMMISSIONER RUSSO: Motion.
15 COMMISSIONER SEITZMAN: Second.
16 CHAIRWOMAN REYES: Questions?
17 Concerns?
18 EXECUTIVE DIRECTOR RECKO: A. Forbes?
19 COMMISSIONER FORBES: Yes.
20 EXECUTIVE DIRECTOR RECKO: A.
21 Impastato?
22 COMMISSIONER IMPASTATO: Yes.
23 EXECUTIVE DIRECTOR RECKO: A. Lewit?
24 B. Reyes?
25 CHAIRWOMAN 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 RESOLUTION 2023-03.10

2 CHAIRWOMAN REYES: Resolution number
3 2023-03.10.

4 A resolution of the Housing Authority
5 of the City of Hoboken to award contracts for
6 residential services programs providers.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER FORBES: Motion.

9 COMMISSIONER SEITZMAN: Second.

10 CHAIRWOMAN REYES: Questions?
11 Concerns?

12 COMMISSIONER IMPASTATO: So the eight
13 proposals were received and then the bottom list is
14 what got approved?

15 EXECUTIVE DIRECTOR RECKO: Yes.

16 COMMISSIONER SEITZMAN: Correct.

17 COMMISSIONER FORBES: Yeah.

18 COMMISSIONER IMPASTATO: So the part
19 that says Hive and Zog are for-profit corporations.

20 EXECUTIVE DIRECTOR RECKO: That's
21 correct.

22 COMMISSIONER IMPASTATO: So why would
23 they apply?

24 EXECUTIVE DIRECTOR RECKO: You have to
25 ask them. Because the RFP was very clear that it

1 was soliciting nonprofit organizations. And Hive
2 Athletic did not have their nonprofit documentation
3 in order, it wasn't there, it's not there. We
4 understand they did an application, but it's not
5 there.

6 CHAIRWOMAN REYES: So that's why it
7 wasn't --

8 EXECUTIVE DIRECTOR RECKO: That's
9 correct.

10 CHAIRWOMAN REYES: That's sad, because
11 they had a very good proposal, for example --

12 COMMISSIONER FORBES: Yeah, they did.

13 CHAIRWOMAN REYES: They were very
14 beneficial to the residents of the Housing
15 Authority, so that kind of --

16 EXECUTIVE DIRECTOR RECKO: Anything
17 you'd like --

18 COMMISSIONER SEITZMAN: Could be --

19 EXECUTIVE DIRECTOR RECKO: And it's not
20 curable.

21 Anything you want to add, Counselor?

22 ATTORNEY M. FITZPATRICK: No, that's
23 correct. This RFP --

24 COMMISSIONER RUSSO: Wait, we don't
25 actually have --

1 (Simultaneous crosstalk.)

2 ATTORNEY M. FITZPATRICK: -- NJ
3 nonprofit corporations, then neither of those
4 entities are New Jersey nonprofit corporations and
5 neither of those entities fits either of those
6 categories, so as far as I'm concerned, they're
7 nonresponsive to the RFP.

8 COMMISSIONER SEITZMAN: Sure. And it
9 was -- may I, Madame Chair?

10 CHAIRWOMAN REYES: Sure.

11 COMMISSIONER SEITZMAN: So it was
12 actually very frustrating, as a Chair of the
13 committee, because we know that they're doing good
14 work and we know they wanted to participate with us,
15 except our hands are tied because of the legalities.
16 The only thing that I was trying to come up with and
17 I was asking the director and, I think, talking
18 about way with Rev. Forbes, is we got money, we are
19 trying to get more money. We're trying to get the
20 \$4,000 from -- not from Britser [phonetic], but
21 somebody else, to come here and give money to --
22 instead of them coming here, give money to them to
23 run the programs for our kids.

24 So it's really in here like a crappy
25 part of my language situation here because our hands

1 are tied. And if anybody has any other suggestions
2 or ways to do it or -- we're all ears and we
3 start -- so we want to be able to have more
4 programming. Number one is for our children.

5 COMMISSIONER IMPASTATO: Can you give
6 me an idea of what each one is going to be offering?

7 COMMISSIONER RUSSO: Could I just ask a
8 quick question?

9 COMMISSIONER IMPASTATO: No no, I'm
10 saying the ones that we approved. I'm just curious,
11 like, I know Amazing Truth is the karate, right?

12 EXECUTIVE DIRECTOR RECKO: That's
13 correct.

14 COMMISSIONER IMPASTATO: Boys and Girls
15 Club, what are they doing? What are they getting
16 money for?

17 MR. PEREZ: They do a leadership
18 development, mentorship, and they also do some
19 education --

20 COMMISSIONER IMPASTATO: Community
21 Lifestyle, so we know the great work they do.
22 HOPES, we know HOPES. Team Wilderness is what we
23 talked about earlier.

24 COMMISSIONER SEITZMAN: True Mentors.

25 COMMISSIONER IMPASTATO: And true

1 Mentors.

2 COMMISSIONER SEITZMAN: We know them
3 very well.

4 COMMISSIONER RUSSO: Could I ask a
5 question? In the City, when we talk about, like,
6 partnering with people specific to the use of our
7 facilities, if it's a City-run event, that would
8 then qualify. So if we partnered with a group,
9 let's just use Hive as the example, then they would
10 take that precedent. Is there a mechanism for us to
11 do some type of partnership where they still have
12 the ability to provide the services for our
13 residents aside and different from what we're doing
14 with this resolution?

15 EXECUTIVE DIRECTOR RECKO: Yes.

16 COMMISSIONER RUSSO: Okay.

17 EXECUTIVE DIRECTOR RECKO: If I
18 understand your question, what this resolution
19 essentially does is two things: It gives the \$2500
20 to the people that apply for \$2500, so you're
21 approving that. The second thing is these
22 organizations that applied tonight, the times that
23 they want to reserve our facilities, they will now
24 get priority. They're our first.

25 Now, if somebody comes in next month

1 and says, or next week, we've got a great program,
2 we want to come onto your site, we're not asking for
3 money, but we want to use your community room for
4 these hours to these hours, these programs don't
5 have it, we're going to welcome them with open arms.

6 COMMISSIONER RUSSO: Right.

7 EXECUTIVE DIRECTOR RECKO: If that's
8 your question.

9 COMMISSIONER RUSSO: Right. It is my
10 question. And the secondary question --

11 EXECUTIVE DIRECTOR RECKO: Yes.

12 COMMISSIONER RUSSO: -- to that is if
13 they are funded outside, so if they're going to come
14 into our community to do something and there's a
15 secondary funding source to help them along the way,
16 do they have the ability to do that or do we
17 prohibit them, and I guess this is a legal question,
18 Matt, to say, again, if we're talking about Hive
19 here, they come in, they're going to provide
20 services for us, but they got a sponsorship from
21 someone else, the City or a local --

22 (Simultaneous crosstalk.)

23 COMMISSIONER RUSSO: -- store or
24 whatever it is, do they still have the able to
25 accept that sponsorship or would we prohibit them

1 from doing that?

2 EXECUTIVE DIRECTOR RECKO: No, we would
3 not prohibit them from doing that.

4 COMMISSIONER IMPASTATO: I don't --

5 ATTORNEY M. FITZPATRICK: That's up to
6 you to decide. If you wanted to prohibit them, you
7 could, but you wouldn't be required to prohibit.

8 COMMISSIONER IMPASTATO: This is
9 nonprofit stuff for our youth, correct?

10 COMMISSIONER RUSSO: Yes, correct.

11 COMMISSIONER IMPASTATO: So walk me
12 through an example of what you're talking about.

13 COMMISSIONER RUSSO: So if there's a
14 for-profit company that still wants to be helpful to
15 our Housing Authority and the residents, we will
16 allow them to come on-site and do that. And if they
17 find funding sources to pay their staff for that
18 day, for example, that's their issue, that's on
19 them. We're not going to prohibit them from
20 soliciting to try to get those monies from a private
21 organization or other public organizations. That's
22 what I was asking.

23 (Simultaneous crosstalk.)

24 COURT STENOGRAPHER: Could you just --

25 COMMISSIONER RUSSO: It would be as if

1 they were not receiving any money from us, they're
2 coming in, they're volunteering their time, but
3 they're finding their own funding sources.

4 ATTORNEY M. FITZPATRICK: Could I add
5 one more thing, Madame Chair?

6 CHAIRWOMAN REYES: Sure. Matt.

7 ATTORNEY M. FITZPATRICK: One other
8 thing to point out is while these two organizations
9 did have very strong proposals, they proposed to
10 provide a number of services to Housing Authority
11 residents, there's also a component to each of them
12 that involves essentially voting their profit-making
13 business on Authority property, what amounts to what
14 we've normally done as a concession for the use of
15 the field, which is a separate process that the
16 Housing Authority has chosen to engage in an RFP
17 process at various times.

18 But right now the Housing Authority did
19 not request that. But essentially they proposed to
20 use the field for commercial purposes for no
21 non-Authority residents and to then turn around and
22 use a portion of those proceeds to benefit the
23 Authority. So that's where it gets kind of tricky.
24 Yes, they're trying to benefit Authority residents,
25 but they're also using it as their own profit-making

1 enterprise.

2 COMMISSIONER IMPASTATO: Yeah, that's a
3 completely different thing.

4 COMMISSIONER RUSSO: Yeah.

5 COMMISSIONER IMPASTATO: I mean,
6 we're -- there's -- the nonprofits are their
7 missions, their mission is to help the youth and
8 activate the youth. We are -- why we set this up
9 originally was we're going to help them, we're going
10 to fund them with seed money to help activate our
11 youth. If an organization comes in and part of
12 their business is to make money, but also part of it
13 is to give back, great. But these companies are
14 giving back without the making money. So we should
15 not be allowing that at all.

16 COMMISSIONER SEITZMAN: It's two
17 separate RFPs.

18 CHAIRWOMAN REYES: Yeah, I wouldn't say
19 we shouldn't allow it, I'm not saying we shouldn't
20 allow it, because if they --

21 COMMISSIONER IMPASTATO: If they're
22 going to pay --

23 CHAIRWOMAN REYES: If it helps our
24 residents, that's absolutely what we want. It
25 doesn't matter. Like, to me, listen, if they're

1 going to use our field, they're going to make money,
2 they're not saying we're going to make money and
3 we're going to take it elsewhere, we're going to do
4 whatever we want. They're saying we're going to
5 make money and we're going to put it back into your
6 community. So my kids will be able to participate
7 in things that we can't provide for them. So
8 they're willing to give us that money that they're
9 making, they're giving it back to us so that we can
10 provide those services.

11 MR. PEREZ: And I take --

12 (Simultaneous crosstalk.)

13 COMMISSIONER RUSSO: The level of what
14 that looks like.

15 MR. PEREZ: And I think, Madame Chair,
16 I think there's two components that. First you have
17 the sponsorship of events and programs that they're
18 committing to provide for the contract year, right?
19 And, additionally, the rental fee that the Housing
20 Authority would charge for the use of the Mama
21 Johnson field. But at this point we just don't have
22 enough time to be table to provide, you know, that.

23 Now, if the City of Hoboken, which it
24 has done in the past, based on the schedule of time
25 that they have submitted to the Housing Authority,

1 they have, I don't know, an available Thursday
2 night, then they can provide it to these for-profit
3 organizations, right? The rental will come into the
4 Housing Authority, so the Housing Authority will
5 also be benefit for that. But that would have to be
6 after the City's time.

7 COMMISSIONER RUSSO: Well, right, and
8 that's a different conversation.

9 CHAIRWOMAN REYES: Yeah, do we have
10 a --

11 COMMISSIONER RUSSO: Understood.

12 (Simultaneous crosstalk.)

13 CHAIRWOMAN REYES: -- a schedule for
14 the City because --

15 MR. PEREZ: Yeah. Thankfully, we
16 received a schedule -- sorry, excuse me for
17 interrupting. We received a schedule from Jessica
18 Lezcano, and that's a schedule that we're going to
19 be using now moving forward to be able to provide
20 and allot time for a nonprofit organizations. Now,
21 any time that the City is using the field, you know,
22 the City has it in their schedule, and they would
23 like to provide that for for-profit use, then at
24 that point the Housing Authority can benefit for the
25 rental and, of course, use that money for-profit --

1 nonprofit organizations or nonprofit programs.

2 CHAIRWOMAN REYES: What I kind of want
3 to also talk upon, since we're talking about the
4 field and all of that, is the City sometimes asks
5 for the field, right? They want to do football, for
6 instance. My child was a part of the program. My
7 understanding was it was supposed to happen on the
8 Housing Authority property, right, on the field.
9 What happened, they decided to move it to JFK
10 stadium, right? So now our kids got to go to 9th
11 Street while we have a field here because of certain
12 situations that were happening. And now the field
13 is not being used and it's -- so it's left empty,
14 right?

15 Now, the next question, and you know
16 you brought this up at the City Council, we are
17 obligated to keep it open at all times, right?
18 That's the next thing. So I think we also -- I get
19 that they send a schedule, but we have to make sure
20 that if they are asking for that schedule, that they
21 are adhering to provide the services at the location
22 and not off the location. I get it, sometimes you
23 may have to move it. I'm not saying. But when
24 you're consistently moving it because for other
25 reasons, and now it doesn't become a Housing

1 Authority program anymore, or a program that is
2 supposed to be down here, they're moving it, that's
3 not fair to individuals like them who we could
4 provide that slot to them, and they're willing to
5 give us back for our kids and maybe sponsor
6 something that we want to do with our kids.

7 COMMISSIONER SEITZMAN: Barbara, I'm
8 100 percent, 500 percent with you. But this RFP,
9 you would have to -- and we have to do something
10 else because we cannot legally do that with within
11 this RFP.

12 COMMISSIONER RUSSO: I agree with you
13 and that's why I was asking the question.

14 (Simultaneous crosstalk.)

15 COMMISSIONER SEITZMAN: I'm not against
16 it, like, I'm not against it, and I was -- we were
17 sitting here trying all different ways, how could we
18 possibly do that, and I even suggested, if we get a
19 grant, we could give them money to do it. I mean, I
20 hate to say it, because we're having a problem
21 finding people to get on the field. So the most
22 frustrating thing for me was saying here we have a
23 group who wants to come on the field and give back,
24 but right now we're legally tied. Can we even go to
25 the City and say, look, we want to have these people

1 come here because they are going to give back, we
2 trust them, we know them, would you give them some
3 time because right now we can't?

4 Is that -- that to me is some sort of
5 compromise or an option. Or we have -- because if
6 we have to do another RFP or another RFQ or
7 whatever, I don't know the legalities, but that
8 takes time, and then they can't plan for their
9 things. So that's the problem we're into. We're
10 running into our problems with ourselves because we
11 can't just poof, you know, make things happen.

12 COMMISSIONER RUSSO: True. And now my
13 City Council hat is far off, right, and you may
14 actually hear me advocate against myself at some
15 point from the City's perspective; however, I think
16 in the planning of our repositioning, I think we
17 should really consider making sure that the
18 rebuilding of our field is maintained and funded
19 solely by this Authority so that we don't run into
20 some of these problems when it comes to scheduling.

21 Now, as a City Council person I will
22 probably say the exact opposite because I do wear
23 two different hats; however, I think that is
24 something that we should really consider because we
25 do run into a lot of these problems. We as an

1 Authority are supposed to have that field open when
2 it is not in use.

3 COMMISSIONER SEITZMAN: But how do we
4 do that?

5 COMMISSIONER IMPASTATO: For our
6 residents to --

7 COMMISSIONER RUSSO: For not just our
8 residents.

9 COMMISSIONER SEITZMAN: Any residents.

10 COMMISSIONER RUSSO: The residents of
11 the City of Hoboken.

12 COMMISSIONER IMPASTATO: So anybody
13 could go on the field and play football and --

14 COMMISSIONER RUSSO: Correct, correct.
15 So that is something that I think will -- we will be
16 in direct odds with the City at some point to really
17 have that conversation because of the way it was
18 funded and the way it was rebuilt.

19 COMMISSIONER IMPASTATO: And,
20 unfortunately, we can't hold their feet to the fire
21 because it's not just not, like, what could we do.

22 COMMISSIONER SEITZMAN: Can we
23 recommend -- here's the situation like this, where
24 we could work together. Can we go -- can we
25 recommend and say highly recommend that we give --

1 explain the situation --

2 COMMISSIONER RUSSO: Of course we can.

3 COMMISSIONER SEITZMAN: -- 0and say
4 that's to us a fair compromise, because we want the
5 services, we can't get it in this way.

6 COMMISSIONER RUSSO: Yeah.

7 COMMISSIONER SEITZMAN: And maybe
8 they -- they have been very collaborative with us,
9 maybe they will work with us and do that.

10 COMMISSIONER RUSSO: So I think there's
11 other -- I think from their perspective, right,
12 there's two sides of this conversation. There's
13 their ability to use field space is one
14 conversation, and then the ability that they are
15 going to provide a service for our residents is a
16 different conversation, and I think we need to be
17 able to separate the two of those.

18 COMMISSIONER IMPASTATO: It can't be a
19 prequalify --

20 COMMISSIONER RUSSO: Yeah, right,
21 they -- we can't, you know --

22 COMMISSIONER IMPASTATO: It has to be a
23 fair process for anybody who wants to use it,
24 because, look, at the end of the day, it's very
25 valuable field space.

1 EXECUTIVE DIRECTOR RECKO: It is.

2 COMMISSIONER IMPASTATO: And you would
3 have tons of organizations for-profit that want to
4 use it and rent it for the benefit of their
5 companies. I mean, Commissioner Romano is
6 constantly asking for the softball, right, the
7 rental for the softball.

8 EXECUTIVE DIRECTOR RECKO: He wants to
9 use it --

10 COMMISSIONER SEITZMAN: But didn't we
11 used to have an RFP or RFQ for that?

12 COMMISSIONER RUSSO: Yes.

13 COMMISSIONER SEITZMAN: So couldn't we
14 go back to have that too, have two. But we have to
15 prioritize the residents. So you're sitting here --

16 ATTORNEY M. FITZPATRICK: Could I add
17 one thing?

18 (Simultaneous crosstalk.)

19 COURT STENOGRAPHER: I got everybody
20 talking. I got everybody talking.

21 COMMISSIONER SEITZMAN: It's in regard
22 to our situation, because number one for me is the
23 residents, you know that, I'm going to tell you
24 until my last breath, so...

25 COMMISSIONER RUSSO: All of us.

1 COMMISSIONER IMPASTATO: Not just you.

2 COMMISSIONER RUSSO: That's why we're
3 here.

4 (Simultaneous crosstalk.)

5 COMMISSIONER SEITZMAN: But at the same
6 time, it's really frustrating when the field is not
7 open and you have people like the Hive who can meet
8 that criteria. So it's extremely frustrating when
9 our -- basically your hands are tied.

10 CHAIRWOMAN REYES: And they're not
11 saying that our residents couldn't play with their
12 leagues and so forth, so I don't know, it's just --

13 COMMISSIONER SEITZMAN: It's hard.

14 ATTORNEY M. FITZPATRICK: Can I add one
15 thing, Madame Chair.

16 EXECUTIVE DIRECTOR RECKO: I think our
17 counselor wants to weigh in.

18 ATTORNEY M. FITZPATRICK: Yeah, I just
19 want to make sure. So what I said before was in no
20 way to pass any judgment on any other organization
21 that is looking to provide services in any way to
22 the Authority. In this particular case Hive
23 whatever -- Hive Sports or anyone else, it's just
24 that the Authority made the policies to limit this
25 to not-for-profits or New Jersey governmental

1 entities. So essentially anybody who proposes that
2 as a warden over this has to fit within those four
3 corners.

4 That doesn't mean that you couldn't, as
5 you've done in the past, open this up to for-profits
6 upon availability of the field. You could always do
7 that, that's just a separate RFP process. And, yes,
8 it will take a little bit of time, as the
9 Commissioner alluded to. It would have to go out,
10 and then you'd consider it, it's probably a month-
11 to two-month process. But you could do that if you
12 wanted to. It's just that the Authority made the
13 policy decision the past two years, I believe it is,
14 not to do that.

15 COMMISSIONER SEITZMAN: Can you do half
16 and half? If we do the RFP, are we tied to it?

17 CHAIRWOMAN REYES: So I have a
18 question, if --

19 COMMISSIONER SEITZMAN: So if we did an
20 RFP, and then we just say that we don't have the
21 time, do we have to vote on it? What's the word I'm
22 looking for?

23 ATTORNEY M. FITZPATRICK: So if
24 somebody proposed saying it's all or nothing, we are
25 requesting this amount of time, and the Authority

1 can't provide that, you I wouldn't have to award
2 anything. But more than likely, if you did put out
3 the RFP and somebody proposed and they were looking
4 for more time than the Authority was willing to
5 provide, I would imagine there would be some sort of
6 discussion to figure out what the middle ground was
7 and how the field could be utilized, and you'd be
8 open to do that.

9 COMMISSIONER SEITZMAN: Got it. Thank
10 you.

11 CHAIRWOMAN REYES: So I have a
12 question. Sorry, Director.

13 EXECUTIVE DIRECTOR RECKO: No, keep
14 going.

15 CHAIRWOMAN REYES: What is the schedule
16 that the Housing Authority has? What entities and
17 what times is the Housing Authority, us, right, and
18 these people --

19 EXECUTIVE DIRECTOR RECKO: Understood.
20 So what we --

21 CHAIRWOMAN REYES: -- using the field?

22 EXECUTIVE DIRECTOR RECKO: So what we
23 do next, once you've approved these people, what we
24 do next is we get them together, and we say who
25 needs to use the field at what time? And then we

1 work out that schedule, and if somebody's --

2 CHAIRWOMAN REYES: So that's not
3 proposed in there?

4 EXECUTIVE DIRECTOR RECKO: No. Well,
5 they make that proposal, but we don't guarantee it
6 because at this point we just got the City's
7 schedule in, and we didn't insert the City's
8 schedule into our RFP, that wasn't possible to do.
9 So we wait. And we just got the City's schedule, so
10 now we go back to the -- and I think there's only
11 one of these that wanted to use the field, by the
12 way -- and we go back to them and say, okay, when do
13 you want to use the field? The City is not using
14 it. Great. We'll allow you to use the field.
15 You're now cemented in for this time for the future,
16 right?

17 Now, after that process, if we have
18 extra time that's ours that we haven't given
19 anybody, now we look to other programs that want to
20 walk in the door that we could possibly give them
21 to.

22 CHAIRWOMAN REYES: Such as the Hive?

23 EXECUTIVE DIRECTOR RECKO: Such as the
24 Hive.

25 Now, I want to be clear on this because

1 a fellow from the Hive is here, by the way, I don't
2 know if he's still --

3 CHAIRWOMAN REYES: Yeah, he's here.

4 EXECUTIVE DIRECTOR RECKO: But the
5 reason that the committee did not approve the Hive
6 was that our legal counsel clearly said they were
7 not yet a nonprofit, and that is the reason. That
8 was it. All right?

9 COMMISSIONER FORBES: Yeah, that was
10 the only reason.

11 EXECUTIVE DIRECTOR RECKO: And because
12 of that we could not legally approve it under this
13 RFP, that it was a fatal flaw under the proposal.
14 All right?

15 ATTORNEY M. FITZPATRICK: And if I
16 could add one thing to Madame Chair's questions,
17 technically under the cooperation agreement with the
18 City, the City has the right to the first use of
19 scheduling, and I think -- I believe it's -- they're
20 supposed to give the Director three months' advance
21 notice, but I know they're very good about working
22 with the Director and scheduling that, so I don't
23 believe that's an issue.

24 After that, the Housing Authority has
25 total discretion on how to utilize the field.

1 Whether it is the Housing Authority's own use,
2 whether it is a partner that the Housing Authority
3 works more closely with that isn't one of these
4 resident services providers, where you want to do a
5 one-off or something like that, or whether it's
6 these resident services. And then if you have the
7 time, you can then -- the Housing Authority has made
8 the decision you would then move on to for-profits.
9 So other than the City's use of the time, the
10 Housing Authority has total discretion over what you
11 can do.

12 EXECUTIVE DIRECTOR RECKO: Agreed.

13 CHAIRWOMAN REYES: Chris?

14 COURT STENOGRAPHER: Can you just come
15 up? Can I have your name?

16 MR. CORBIN: Chris Corbin.

17 COURT STENOGRAPHER: I'm sorry?

18 MR. CORBIN: Chris Corbin.

19 C-O-R-B-I-N.

20 COURT STENOGRAPHER: And Chris,

21 C-H-R-I-S?

22 MR. CORBIN: Yes.

23 We have applied for our nonprofit
24 status and we are excited to get that. Whether we
25 got through this process or not, we do look forward

1 to partnering with the Housing Authority for years
2 to come.

3 One of the things you asked was: Are
4 we looking to provide services for the Housing
5 Authority residents? Absolutely. One of the things
6 in our proposal was all residents of the Housing
7 Authority play for free. And so, absolutely, that
8 is -- you know, we'll get there. We look forward to
9 partnering with you guys, and, you know, hopefully
10 we can figure it out but wanted to make sure that
11 you guys knew that that was in process and, you
12 know.

13 EXECUTIVE DIRECTOR RECKO: And the
14 reason I want to do repeat that, Chris, was you've
15 always been a great partner with us, and this was a
16 technicality, but it was one that was by legal a
17 fatal flaw, so we'll go from there with you.

18 MR. CORBIN: Yeah. And I respect that.
19 My understanding was --

20 ATTORNEY M. FITZPATRICK: Sorry. And I
21 will also add to that is -- sorry -- is that this is
22 a rolling process. So to the extent the Hive gets
23 their nonprofit status, they could then come back to
24 the Authority and submit a new proposal, which could
25 be very similar to the proposal that was already

1 submitted, with that nonprofit status, and they
2 could be considered for use under this Resident
3 Services provider program. It does not -- this is
4 not a one-time-only thing.

5 The question may be whether one of the
6 mini grants would still be available at that time,
7 but in terms of actually utilizing Authority space
8 and providing services, it's a rolling process, they
9 could come in at any time they like.

10 MR. CORBIN: Yeah, we, for the record,
11 not looking for a grant, but thank you.

12 ATTORNEY M. FITZPATRICK: Yup. I'm
13 just pointing it out for anybody in general.

14 EXECUTIVE DIRECTOR RECKO: Just to put
15 another layer of time on this.

16 CHAIRWOMAN REYES: Sorry.

17 EXECUTIVE DIRECTOR RECKO: No, no, I'm
18 the one that's bringing this one up, sorry. Is
19 that, as counsel probably knows, the City has
20 commissioned an architectural firm to take a look at
21 putting in bathrooms at Mama Johnson field and to
22 putting in, what do you call it, like a -- I call it
23 a scorekeeper's box or a scorecard box. So they've
24 got an architect looking at both of those things
25 right now. And we had a conversation with them and

1 met with them.

2 Now, in that conversation with the
3 Jessica and with the City was, well, maybe we ought
4 to take a look at the Shared Services Agreement and
5 should the City put this new investment in, should
6 we might want to rewrite the Shared Services
7 Agreement.

8 We also talked about the issue of the
9 field not being open all the time, and our issue
10 with it not being open all the time is being able to
11 keep up with the maintenance on it and being able to
12 keep up with the cleanliness of it and possibly
13 reworking and giving the City a little more
14 responsibility in keeping the field clean and having
15 their folks come in and do things should we reopen
16 it. And figuring out a way to keep it monitored.

17 Because our other issue has been who's
18 watching the field while, as opposed to well, where
19 do we park, who is watching the field while -- if no
20 one is there and folks are ripping it up. So we
21 want to continue that conversation. It's a good
22 conversation to have with the City, and there are
23 some possibilities there because I think we can help
24 each other with that. So I'm not ready to throw
25 that baby out with the bathwater yet. But I think

1 it's a good conversation to have.

2 We do need bathrooms there. And we've
3 got the porta potties, they're awful, and there is
4 some real simple design measures that we could take
5 to make those --

6 COMMISSIONER IMPASTATO: Quick
7 question.

8 CHAIRWOMAN REYES: Sure.

9 COMMISSIONER IMPASTATO: The Boys and
10 Girls Club did not use this -- the basketball court
11 last summer because they -- so --

12 CHAIRWOMAN REYES: No, they did not.
13 They didn't request it this year.

14 COMMISSIONER IMPASTATO: But last year
15 they requested it?

16 CHAIRWOMAN REYES: Yes.

17 COMMISSIONER IMPASTATO: And didn't use
18 it.

19 CHAIRWOMAN REYES: Didn't use it. this
20 year they didn't use --

21 (Simultaneous crosstalk.)

22 CHAIRWOMAN REYES: No, they didn't
23 request it.

24 COMMISSIONER IMPASTATO: And their
25 concern was over the cracks of the -- they didn't

1 use it because of the cracks in the cement?

2 EXECUTIVE DIRECTOR RECKO: Not to my
3 knowledge.

4 CHAIRWOMAN REYES: No, they didn't use
5 it because --

6 COMMISSIONER SEITZMAN: They wanted to
7 take it back to their --

8 CHAIRWOMAN REYES: They wanted to take
9 it back to their facility.

10 COMMISSIONER IMPASTATO: So that is the
11 same complaint, right, that you were just talking
12 about?

13 COMMISSIONER RUSSO: Moving our kids
14 away from the Housing Authority.

15 CHAIRWOMAN REYES: Exactly. That's
16 what they --

17 COMMISSIONER IMPASTATO: So that's what
18 we're asking. I just want to make sure we're asking
19 these entities if they're going to be using our
20 facilities --

21 CHAIRWOMAN REYES: Facilities.

22 COMMISSIONER IMPASTATO: -- to engage
23 our youth.

24 CHAIRWOMAN REYES: So, yeah, exactly,
25 so, what are they doing? I'm sorry. Because I

1 was -- I'm part of that committee, but my daughter
2 had an event and I wasn't there that night, so I
3 know that they're asking to do it -- to do the
4 services. Is it here on-site or is it off-site.
5 Because with that being said, Andrew, they do allow
6 our kids to go to their facility for free, so...

7 COMMISSIONER SEITZMAN: I think there
8 was a --

9 CHAIRWOMAN REYES: Yeah, yeah, so I
10 think that's --

11 COMMISSIONER SEITZMAN: They take any
12 of our kids for free.

13 COMMISSIONER IMPASTATO: I just wanted
14 to make sure because I know I spoke to him, and he
15 said something about the cracks in the basketball --

16 CHAIRWOMAN REYES: It had nothing to do
17 with that. My kids were part of their program and
18 anytime there was an issue at the basketball court,
19 I was on the phone with Sammy or Mr. Recko and
20 immediately it was resolved.

21 EXECUTIVE DIRECTOR RECKO: Our
22 basketball effort went well.

23 COMMISSIONER IMPASTATO: Yeah, it had
24 nothing to do with the boys and girls --

25 CHAIRWOMAN REYES: They just decided

1 that whole year not to use it.

2 COMMISSIONER SEITZMAN: Correct.

3 CHAIRWOMAN REYES: So can we call the
4 roll, Director?

5 EXECUTIVE DIRECTOR RECKO: We can.

6 A. Forbes?

7 COMMISSIONER FORBES: On the -- yes.

8 COMMISSIONER SEITZMAN: The nonprofit.

9 COMMISSIONER FORBES: The nonprofits,
10 yes.

11 EXECUTIVE DIRECTOR RECKO: A.
12 Impastato?

13 COMMISSIONER IMPASTATO: Yes.

14 EXECUTIVE DIRECTOR RECKO: A. Lewit?

15 B. Reyes?

16 CHAIRWOMAN REYES: Director, I have a
17 question. So I want to vote on everything, but I
18 work for HOPES, so I know I have to abstain from
19 that.

20 COMMISSIONER IMPASTATO: Oh, yeah, you
21 can't.

22 CHAIRWOMAN REYES: So do I abstain as a
23 whole or do I abstain --

24 COMMISSIONER IMPASTATO: Yeah, you
25 shouldn't have been part of the conversation at all.

1 COMMISSIONER SEITZMAN: She wasn't at
2 the they meeting, she wasn't.

3 COMMISSIONER FORBES: She wasn't at the
4 meeting.

5 COMMISSIONER SEITZMAN: Just reverend
6 Forbes and I were there.

7 CHAIRWOMAN REYES: I could have --

8 COMMISSIONER RUSSO: Actually, they
9 actually should have --

10 COMMISSIONER IMPASTATO: Good job,
11 Matt. I see you.

12 (Simultaneous crosstalk.)

13 COMMISSIONER RUSSO: Director, can we
14 amend the general legal services?

15 CHAIRWOMAN REYES: I was not there.

16 COMMISSIONER IMPASTATO: Can we revote
17 on the --

18 CHAIRWOMAN REYES: Leave Matt alone. I
19 was not there.

20 COMMISSIONER SEITZMAN: She was not
21 there.

22 COMMISSIONER IMPASTATO: He's not even
23 on the call.

24 EXECUTIVE DIRECTOR RECKO: It looks
25 like he dropped off. Are you asking me?

1 CHAIRWOMAN REYES: Yes, sorry.

2 EXECUTIVE DIRECTOR RECKO: I would
3 recommend abstaining.

4 CHAIRWOMAN REYES: Okay. Abstain.

5 COMMISSIONER SEITZMAN: She was not
6 there.

7 COMMISSIONER FORBES: No, she wasn't.

8 EXECUTIVE DIRECTOR RECKO: Chairperson
9 Reyes abstained.

10 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. Aye.

16 EXECUTIVE DIRECTOR RECKO: Thank you.

17 COMMISSIONER RUSSO: Motion to close.

18 CHAIRWOMAN REYES: Motion to close.

19 COMMISSIONER SEITZMAN: Yes. Bye.

20 (Unanimous affirmative voice vote taken at
21 this time.)

22 (Concluded at 10:08 p.m.)

23

24

25

CERTIFICATE OF OFFICER

1
2 I, THERESA L. TIERNAN, A Registered Merit
3 Reporter, Certified Stenographic Shorthand Reporter,
4 and Notary Public of the State of New Jersey, do hereby
5 certify that the foregoing is a true and correct
6 transcript of the proceedings as taken stenographically
7 by and before me at the time, place and on the date
8 herein before set forth.

9 I DO FURTHER CERTIFY that I am neither a
10 relative nor employee nor attorney nor counsel of any
11 of the parties to this action, and that I am neither a
12 relative nor employee of such attorney or counsel, and
13 that I am not financially interested in the action.
14
15

16 THERESA L. TIERNAN, CCR, RMR
17 Notary Public of the State of New Jersey
18 C.C.R. License No. XI01210

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