



HOUSING AUTHORITY OF THE CITY OF HOBOKEN

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BOARD OF COMMISSIONERS MEETING – November 9, 2023, 7:00pm

PRESENT: Marc Recko, Executive Director
Commissioner, Anthony Forbes (Zoom Video 7:05PM)
Commissioner Andrew Impastato
Commissioner Aaron Lewit
Chairperson Barbara Reyes
Commissioner Michael Russo
Commissioner James Sanford (Arrived 7:05PM)
Vice-Chairperson Erica Seitzman

COUNSEL: Harold Fitzpatrick, ESQ. (Zoom Audio)
STAFF: Emil Kotherithara, Chief Financial Officer (Zoom Video)
Lourdes Priestley, Director of Administration (Zoom Video)
Frank Merchand, Director of Management
Corinne Shaw, Policy & Public Outreach Analyst
Jackie Medina, Maintenance Manager
Sammy Fermaint, Supervisor of Maintenance
Becky Espinosa, Administrative Services Manager
Shawna Oliver, Property Manager
Maria DeJesus, Property Manager
Jimena Parra, Asst. Director of Management
Natalie Villafane, Property Manager

MINUTES:

Pledge of Allegiance

Mr. Recko made the roll call; Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, and Vice-Chairperson Seitzman were present.

The Chairperson opened the meeting by stating in accordance with the requirements of the Open Public Meetings Law, Chapter 231 of the Public Laws of 1975 of the State of New Jersey, the Board of Commissioners of the Housing Authority of the City of Hoboken announces that the regular November board meeting has been scheduled for Thursday November 9, 2023 at 7:00pm. Notice was sent to The Jersey Journal and Star Ledger on Tuesday, October 31, 2023, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Tuesday, October 31, 2023 with a copy of the agenda to be posted on the bulletin board in City Hall.



PUBLIC COMMENT

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS

2023-11.01 Resolution authorizing the acceptance of the Meeting Minutes of the Board of Commissioners on November 9, 2023

Vice-Chair Seitzman made the motion and Commissioner Russo seconded

Commissioner Sanford ask a question and a discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, Vice-Chair Seitzman, voted "Yes".

Commissioner Sanford voted "No"

2023-11.02 Resolution authorizing the payment of the monthly list of bills

Vice-Chairperson Seitzman made the motion and Commissioner Russo seconded

Commissioner Impastato ask a question and a discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, and Vice-Chair Seitzman voted "Yes"

Commissioner Sanford voted "No"

2023-11.03 Resolution to Award a Contract for Preparation of a Strategic Plan for Capital Funds

Commissioner Russo made the motion and Vice-Chair Seitzman seconded

Commissioner Sanford ask a question and a discussion ensues



There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, Vice-Chair Seitzman, voted "Yes"
Commissioner Sanford voted "No"

2023-11.04 Resolution to Approve Amendments to the Authority Procurement Policy

Commissioner Russo made the motion and Vice-Chairperson Seitzman seconded

Chairperson Reyes and Commissioner Sanford ask a question and a discussion ensues.

Commissioner Sanford made a motion to do a financial disclosure form
Motion failed for lack of second.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, Vice-Chair Seitzman, voted "Yes".
Commissioner Sanford voted "No"

2023-11.05 Resolution to Adopt a Policy on Public Discussion of Closed Session Deliberations

Vice-Chairperson Seitzman made the motion and Commissioner Russo seconded

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

Commissioner Impastato made motion to Amend to include reference to the appropriate appointing authority for removal of the commissioner and Commissioner Russo seconded
Motion passed.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, Vice-Chair Seitzman, voted "Yes".
Commissioner Sanford voted "No"



NEW BUSINESS

Commissioner Sanford asked a question and discussion ensues

Commissioner Sanford made a motion to remove the MOU that was adopted during the month of October.

Motion failed lack of second.

Chairperson Reyes ask if all in favor of adjournment.

Motion to Adjourn

Commissioner Russo motion and Vice- Chairperson Seitzman seconded

All board members answered in the affirmative.

Meeting Ended 10:05PM