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

THURSDAY  
JANUARY 11, 2024  
7:00 P.M.

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HELD IN PERSON AT  
331 13TH STREET  
HOBOKEN, NEW JERSEY

BEFORE:

CHAIRPERSON BARBARA REYES  
VICE-CHAIRPERSON ERICA SEITZMAN  
COMMISSIONER MICHAEL RUSSO  
COMMISSIONER ANDREW IMPASTATO  
COMMISSIONER ANDREW LEWIT  
COMMISSIONER JAMES SANFORD  
COMMISSIONER ANTHONY FORBES

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APPEARANCES:

FITZPATRICK & WATERMAN, ESQS.,  
BY: MATTHEW FITZPATRICK, ESQ.  
Attorney for the Board.

ALSO PRESENT:

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

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

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I N D E X

AGENDA

PAGE

ROLL CALL	3
READING OF ANNOUNCEMENTS	3
PUBLIC COMMENTS	4
EXECUTIVE DIRECTOR'S COMMENTS	10

RESOLUTIONS

Resolution 2024-01.01	59
Resolution 2024-01.02	61
Resolution 2024-01.03	110
Resolution 2024-01.04	112
Resolution 2024-01.05	115

1                   CHAIRWOMAN REYES: Please stand for the  
2 salute to the flag.

3                   (Pledge of Allegiance recited at this time.)

4                   CHAIRWOMAN REYES: I would like to  
5 advise those present that notice of this regular  
6 meeting of the Housing Authority of the city of  
7 Hoboken has been provided to the public in  
8 accordance with the provisions of the Open Public  
9 Meetings Act. Notice of this regular monthly  
10 January Board meeting was given by publication on  
11 the annual meeting. Notice of the Authority with  
12 amendments as necessary, was sent to the Jersey  
13 Journal, Star Ledger, on Wednesday, January 3, 2024,  
14 and sent to the City Clerk of Hoboken on Wednesday,  
15 January 3, 2024, with a copy of the agenda to be  
16 posted on the bulletin board in city hall, Hoboken  
17 Library, and Hoboken Police Department, and posted  
18 on the Authority website on Wednesday, January d,  
19 2024.

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

24                   The first person is --

25                   EXECUTIVE DIRECTOR RECKO: Roll call?

1 CHAIRWOMAN REYES: Oh, I'm sorry. Roll  
2 call.

3 EXECUTIVE DIRECTOR RECKO: Anthony  
4 Forbes?

5 Andrew Impastato?

6 COMMISSIONER IMPASTATO: Here.

7 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

8 COMMISSIONER LEWIT: Here.

9 EXECUTIVE DIRECTOR RECKO: Barbara  
10 Reyes?

11 CHAIRWOMAN REYES: Here.

12 EXECUTIVE DIRECTOR RECKO: Michael

13 Russo?

14 COMMISSIONER RUSSO: Here.

15 EXECUTIVE DIRECTOR RECKO: James

16 Sanford?

17 Erica Seitzman?

18 COMMISSIONER SEITZMAN: Present.

19 CHAIRWOMAN REYES: Public speaker,  
20 Candace Wanamaker.

21 MS. WANAMAKER: Hi. I'm Candace  
22 Wanamaker, 311 13th Street. I spoke last time in  
23 October, the same things are going on since October,  
24 and there's been really very little, if any,  
25 improvement since October. I know I didn't have a

1 very good reaction when I said the stairwells are  
2 filthy, but they are filthy. I have, like I said,  
3 no idea when's the last time they had a broom or a  
4 mop touch them. Mice and roaches still. I've been  
5 taking care of them, myself so I've been working  
6 with the exterminator in between, so I'm getting rid  
7 of them. But still there's some. We even have a  
8 little mouse that lives here, comes through the  
9 kitchen, you actually see it when you're sitting  
10 here. Enters the other kitchen and then goes to the  
11 back. It's his territory. He should have been  
12 caught buy now, no offense.

13 The reason I'm really here tonight is  
14 everything I said last time still applies. But my  
15 apartment failed inspection in October. Badly. I  
16 had a list of things that had to be done, they got  
17 into my kitchen one time for the week, it took up  
18 four floors, there were four layers of floors, what  
19 was under it was disgusting. I have pictures. It  
20 was mold, mildew, fungus, whatever happened from  
21 that big flood I had in my apartment was laying in  
22 there for years. It was actually eating into my old  
23 refrigerator on the bottom, it was full of rust.  
24 How do you get rid of that? I wouldn't even let  
25 them put it back in. The stuff they used, Dep or

1 Zep or something, was so strong to do the closets  
2 and stuff, I was sick. I have breathing problems.  
3 I had to open my doors, my windows. Half the time I  
4 was walking around in the hallway.

5           When they finished the floors, they  
6 measured my countertop, and that was back in  
7 October. Still don't have my countertop. But then  
8 again, I was supposed to get a new countertop when I  
9 moved here 17 years ago, and I have maintenance  
10 people that actually sold it when I moved in, so I  
11 have word from maintenance people, somebody used the  
12 other one that was supposed to be for me, and then  
13 that person came in and looked at my apartment, he  
14 said no, I would never pass this. He said I take a  
15 few more days, but my apartment passes.

16           Now, how many years later, my apartment  
17 still hasn't been done. And a countertop where --  
18 that's our problem with the roaches, if your  
19 countertops aren't sealed and underneath, that's how  
20 they come in. I have pretty much taken care of  
21 them, but they're still coming in from the back and  
22 underneath. I couldn't do a thing if they don't put  
23 the new countertop on and seal it. I don't think  
24 I'm asking for too much. I've been waiting for  
25 years, and I'm just -- I don't understand how come

1           it takes so long when somebody takes care of their  
2           apartment the best they can, pays their rent on  
3           time, very seldom complains until, like, this past  
4           year, when I just got fed up, I guess, and  
5           frustrated.

6                           I just don't think any tenant, not even  
7           just myself, should have to wait that long to have  
8           an apartment that they can live in decent and feel  
9           comfortable, especially when you get older. Thank  
10          you.

11                           CHAIRWOMAN REYES: Thank you.

12                           Adrienne Rawlins.

13                           MS. RAWLINS: Adrienne Rawlins, 560  
14          Marshall Drive.

15                           The issues with the rats inside the  
16          buildings, you guys have to do something about that.  
17          I don't care if you bomb the basement, they has to  
18          have a different way to get rid of them, this is in  
19          the actual building on someone's floor. I'd have a  
20          heart attack if I had to come out and see that.

21                           The Resident Advisory Board and Tenants  
22          Association bylaws, I e-mailed HUD to find out if  
23          they had a copy of that for Hoboken, and apparently  
24          it's up to the Housing Authority to keep those  
25          records. And I was asked by a few tenant

1 association reps to inquire to HUD, and I did, and  
2 they said that they don't keep records of that. The  
3 Housing Authority is supposed to keep records of  
4 that. So I don't know where those copies are, but  
5 they've been asked for and they were told that they  
6 didn't have it. They need to be probably recreated.  
7 I have a document that they can work from that would  
8 assist them in establishing bylaws for the  
9 association and the RAD Board. And it's not the  
10 bylaws that are posted on the Housing Authority  
11 website, it's separate from that.

12 And I'm drawing a blank. All right. I  
13 will send e-mails for anything else.

14 UNIDENTIFIED SPEAKER: I would second  
15 that.

16 CHAIRWOMAN REYES: Thank you. That's  
17 it. We only had two speakers sign up for public  
18 speaking.

19 Director, do we have resident advisory  
20 bylaws?

21 EXECUTIVE DIRECTOR RECKO: Yes, we have  
22 some old bylaws and the Resident Advisory Board is  
23 currently redoing their current -- their bylaws  
24 right now. We've actually got a draft that they'll  
25 be voting on in the next month or so, so we're



1 almost done with the new ones.

2 CHAIRWOMAN REYES: Okay.

3 EXECUTIVE DIRECTOR RECKO: So we've  
4 been working on that with them for about six months  
5 now, so we're almost there.

6 CHAIRWOMAN REYES: And then my next  
7 question is, I don't know if you guys saw that but  
8 there was a social media picture put up about a rat  
9 being at a resident's door, and the individual  
10 that -- whose door it was at was a sick resident  
11 that has a lot of health issues. And so basically  
12 someone from outside had to come and kill it so that  
13 she could leave her apartment. But it was a huge  
14 rat.

15 So what are we doing? And this  
16 happened at 560, so what are we doing to better that  
17 situation? I know we're doing a lot outside, but  
18 what are we doing inside?

19 EXECUTIVE DIRECTOR RECKO: Well, we're  
20 also baiting and trapping in all the basements,  
21 we've cleaned and disinfected every basement and  
22 every trash chute. We keep chasing them. If A  
23 resident sees one, please contact us, we'll be glad  
24 to come out and get it, but it's a fight that we're  
25 continuing to do.

1                   Last but not least, as you -- some of  
2                   you may know, we're restructuring our trash  
3                   collection, so we're going to have recycling for  
4                   everyone and closeable, secure trash bins. So we've  
5                   no longer got those trash bins up, which should help  
6                   the rodent population. But on the inside we  
7                   continue to bait, we continue to go after them. So  
8                   please, if you see them, please call us immediately.  
9                   We'll be glad to send somebody out. But it's an  
10                  ongoing fight.

11                  (Commissioner Forbes enters the proceedings  
12                  at 7:10 p.m.)

13                  CHAIRWOMAN REYES: Okay. Can the  
14                  record show that Commissioner Forbes arrived?

15                  COURT STENOGRAPHER: Got it. Thank  
16                  you.

17                  CHAIRWOMAN REYES: I guess, Director,  
18                  it's your turn.

19                  EXECUTIVE DIRECTOR RECKO: Thank you.

20                  I don't know everything about your  
21                  situation, but the countertop is on order, I know  
22                  that, and there's some supply issues, but the  
23                  countertop has been ordered, it's on order, we're  
24                  just waiting to receive it. Much other work has  
25                  been done in that apartment already.

1                   Happy New Year. Glad to see everyone.  
2                   It's going to be an exciting year, it's going to be  
3                   an exciting year, looking forward to 2024. We had a  
4                   fine holiday season here, and I want to thank  
5                   everyone that was involved. Our holiday season was,  
6                   I think, the best that we've had since I've been  
7                   here. We held holiday celebrations at all of our  
8                   senior disabled buildings, and CCG, it was just a  
9                   great, great time. This room was rocking, by the  
10                  way, during the holiday celebration. No, I did not  
11                  get worn out by dancing right in here with some of  
12                  you out in the audience. So it was great.

13                  My heartfelt thanks goes to all the  
14                  residents, police, staff, nonprofit groups, that  
15                  work so hard to bring that holiday spirit to HHA, it  
16                  means a lot. It means a lot to us, it means a lot  
17                  to the residents, to have that type of event going  
18                  on.

19                  We are coming off a banner year in  
20                  2023. I started to write this, and I thought I'd  
21                  have maybe ten things. I got 29, folks, yeah. I  
22                  mean, what a year.

23                  You know, first and foremost, on  
24                  December 20th, Councilman, we had a unanimous  
25                  passing of our redevelopment plan through the

1 Hoboken City Council. All those years of work  
2 leading up to it, all the work that Councilman Russo  
3 did, that the rest of the councilmen did, that the  
4 people on this Board did. If you remember our  
5 meetings in the field, our meetings at resident  
6 organizations, our meeting at community spaces, all  
7 of that strategic plan, all of that redevelopment  
8 had us in that room together with the same message,  
9 as opposed to other times when there may have been  
10 picketing in the streets and fighting in the  
11 hallway. It was a great, great event.

12 And the recording of that event -- of  
13 that vote, by the way, is on our website. So if  
14 anyone -- get on that website and take a look. It's  
15 posted up there now, and you can see the vote from  
16 the beginning to the end and it's inspiring.

17 Councilman, I want to thank the Council  
18 again for the kind things they had to say about the  
19 Housing Authority and how we're coordinating and  
20 working with the City and making life better for our  
21 residents. So I don't know if you want to say  
22 anything else. It was just great.

23 COMMISSIONER RUSSO: Yeah, I will most  
24 certainly bring that message back to my colleagues  
25 on the Council, and just looking forward to bigger

1 and better things this year. And, hopefully, the  
2 Council and the City could continue to aid us in the  
3 process of our redevelopment.

4 EXECUTIVE DIRECTOR RECKO: Thank you.  
5 Thank you. We've got a lot of work cut out for us  
6 this year.

7 COMMISSIONER RUSSO: Absolutely.

8 EXECUTIVE DIRECTOR RECKO: So we can't  
9 wait -- we're already at it. So in that vein, we've  
10 got our obsolescence study done this year. We  
11 prequalified potential developer partners, ready to  
12 receive our RRP's. We've retained the services of a  
13 nationally known firm specializing in PHA  
14 redevelopment on the legal side. We've got an  
15 engineering firm that will assist us in developing  
16 our capital improvement plan. We met with the New  
17 Jersey Housing Finance Agency.

18 This year we achieved an occupancy rate  
19 of 95 percent in midyear. Management, right,  
20 maintenance, Sammy is on the line, Jackie, you guys  
21 have done a tremendous job. This is major, we -- it  
22 had been a couple of years since our elevator  
23 project reduced our occupancy, this is coming back  
24 out of that, and we've been improving every month  
25 since then.

1                   We'll see later, we have a 97 percent  
2                   in public housing, and 98 percent at Fox Hill,  
3                   that's huge, that's huge. So thank you. we  
4                   developed a new -- developed and approved a new  
5                   procurement policy. We got a 3 1/2 million dollar  
6                   grant for security and occupancy improvements at  
7                   Harrison, and a 250,000 grant for security at Andrew  
8                   Jackson due to Ms. Corinne Richmond's great writing  
9                   ability and reaching out. Corinne, great job.

10                   We achieved a budget surplus for the  
11                   second year. As many know, we had a -- we have had  
12                   a very low reserve level at the Hoboken Housing  
13                   Authority, and we've been slowly building that up a  
14                   little bit, which is really crucial for us. HUD  
15                   would like to see us with a four-to-six-month, we've  
16                   got about a two-to-three-month reserve in operating,  
17                   so we're still not where we need to be, but it's  
18                   important to have that in case congress does  
19                   something silly like not pass a budget next week, as  
20                   many of you have read. If that happens, we've got  
21                   to dip in.

22                   We also, like I'll our report later,  
23                   that HUD is telling us we're going to have an  
24                   87 percent operate funding this year, 87 percent.  
25                   So what they're saying is you deserve a dollar to

1 run this place, we're going to give you 87 cents.  
2 That hurts. So it's going to be an interesting  
3 year.

4 We've got, and I don't talk about this  
5 enough, we've got a very low insurance loss record.  
6 Our insurance folks continue to come to us on a  
7 regular basis and report to us and show us that  
8 state-wide we're one of the best, if not the best,  
9 Housing Authority in loss record. Very few Workers  
10 Comp claims, very few trip-and-falls, things like  
11 that. So that's going to help us in future years on  
12 our insurance billing.

13 Having said that, insurance is  
14 skyrocketing for everybody. And that was something  
15 on a national level as well. But we have a very  
16 good performance, and that's because of our staff.  
17 They're taking care of details, they're taking care  
18 of the residents, they're making sure there aren't  
19 trip-and-falls, making we're being safe.

20 We dedicated the Harrison courtyard in  
21 memory of Arlette. We dedicated the Marshall Drive  
22 in memory of Kyelia, we initiated the successful  
23 series of HHA hall of fame this year, which have  
24 been a great success. We came out of the COVID  
25 pandemic. Don't forget, it wasn't that long ago

1 right.

2 Progress and parking enforcement. I  
3 think we're getting down the road on that. If you  
4 go -- if you went around a year ago, there were cars  
5 parked on the yellow lines, there's cars parked  
6 everywhere. As of January 1st, everyone that's  
7 registered has a sticker as of January 1st, and  
8 we're proceeding with that to make sure people are  
9 parking where they're supposed to be. And we ask  
10 residents, if you find something that's parked  
11 that's not supposed to be there, please call us.  
12 We'll get them towed. We've towed a lot so far.

13 We've placed our tenant account  
14 receivable protocol in place, entering repayment  
15 agreements with many, many families, we have brought  
16 our first tranche of cases to the courts. We've  
17 installed carbon monoxide detectors in all of our  
18 units, replaced our laundry room equipment in all of  
19 our laundry rooms, published a new resident handbook  
20 for residents. We received our first allocation of  
21 VASH vouchers this year to house 18 veterans in the  
22 future.

23 Initiated monthly statements via mail  
24 for all residents this year. We continue to improve  
25 our relationship with HPD. We held successful



1 residents' events, including trunk or treat, winter  
2 wonderland, numerous celebrations with our numerous  
3 residents. Held an excellent Black History month  
4 celebration this year. Second year of a successful  
5 summer basketball league. Installed and updated  
6 exterior lighting at all of our sites. Disinfected  
7 and painted all of our compactor rooms, and I should  
8 have said their basements, cellar areas.

9 Stabilized the Fox Hill roof.  
10 Completed the phase one of Fox Hill renovations.  
11 New boilers, 655 6th, 501 Marshall, 540 Marshall.  
12 320 Marshall is in process right. Now so we had a  
13 busy year there. Began the replacement of the  
14 boiler system at Monroe Gardens. Began an interior  
15 hallway painting and refurbishing project. So we're  
16 making progress and getting those interior hallways  
17 painted.

18 And last but not least, thank you for  
19 renewing my contract this year. So we had a busy  
20 year. And when you start to look back at all the  
21 things this staff has done, this professional staff  
22 has done for everyone, it's amazing.

23 COMMISSIONER IMPASTATO: I just have a,  
24 Chairman, like, two questions.

25 EXECUTIVE DIRECTOR RECKO: Yes.

1                   COMMISSIONER IMPASTATO: Are we still  
2 in financial -- our financial status, are we still  
3 in troubled status?

4                   EXECUTIVE DIRECTOR RECKO: We're still  
5 in troubled status but not financially. The only  
6 thing left to get us out of total troubled status is  
7 to get a passing grade on our next physical  
8 inspection.

9                   COMMISSIONER IMPASTATO: And how -- I  
10 know --

11                  EXECUTIVE DIRECTOR RECKO: We don't  
12 know when that's going to be.

13                  COMMISSIONER IMPASTATO: I thought that  
14 was supposed to be in 2023.

15                  EXECUTIVE DIRECTOR RECKO: We're  
16 waiting.

17                  COMMISSIONER IMPASTATO: So we're  
18 waiting for them to come in.

19                  EXECUTIVE DIRECTOR RECKO: Yeah. When  
20 they get ready, they contact me and they say in 30  
21 days we'll be there.

22                  COMMISSIONER IMPASTATO: Did we fail  
23 any in 2023?

24                  EXECUTIVE DIRECTOR RECKO: They didn't  
25 have one in '23, they had one in '22.

1                   COMMISSIONER IMPASTATO: So the last  
2 one had in '22.

3                   EXECUTIVE DIRECTOR RECKO: And we did  
4 terrible in 2022.

5                   COMMISSIONER IMPASTATO: So we fixed  
6 all those things, we're just waiting for them to  
7 come back.

8                   EXECUTIVE DIRECTOR RECKO: That's  
9 right.

10                  COMMISSIONER IMPASTATO: So how do we  
11 get out of the troubled status?

12                  EXECUTIVE DIRECTOR RECKO: By passing  
13 our -- they changed --

14                  COMMISSIONER IMPASTATO: We have to  
15 pass that.

16                  EXECUTIVE DIRECTOR RECKO: Yes. And  
17 they changed systems again. They no longer do  
18 what's called a REAC inspection, they've gone over  
19 to what they call an NSPIRE inspection with all  
20 new -- a whole new grading system. So great news,  
21 right. So we got to retool, our folks have been in  
22 training getting raid for it, our maintenance staff  
23 has been going through units trying to get them  
24 ready. Our problems, particularly at Andrew Jackson  
25 and Harrison, are wide and they're deep. It's still

1 going to be a tough inspection, and I'm not going to  
2 guarantee that we slam dunk it and knock it out of  
3 the park, but I do expect an improvement over last  
4 year. And we're talking about --

5 COMMISSIONER IMPASTATO: And did we --  
6 in 2023 did we do what we need to do so we don't get  
7 any findings on the audit, do you think?

8 EXECUTIVE DIRECTOR RECKO: The only  
9 thing that's left on the audit is that those files  
10 that Frank and his team have been working on.

11 And, Frank, I don't know if you want to  
12 address that. We've had the training, the Nan McKay  
13 training.

14 MR. MERCHAND: And we had the training,  
15 I think, last year, and now we're going through all  
16 the files individually before the audit, so we're  
17 going to change all the files. Every one of the  
18 files are going to have a new facelift, so over the  
19 years, each amp has a look to itself. All of the  
20 files are going to look the same by the time the  
21 audit comes. No matter what office you go into, the  
22 form will look the same, the words in exact order.  
23 That should help with some of those things and  
24 inconsistencies.

25 EXECUTIVE DIRECTOR RECKO: Now, what

1 I'm going to -- what I'm going to say, I want to be  
2 clear on this, that the -- our next audit will be at  
3 the end of September 2024, okay. I expect us to  
4 pass that. I expect us to pass that with flying  
5 colors.

6 (Commissioner Sanford enters the proceedings  
7 at 7:22 p.m.)

8 COMMISSIONER RUSSO: Director, I'm  
9 sorry. The files themselves, these are hard files  
10 we're talking about --

11 EXECUTIVE DIRECTOR RECKO: Yes, and --

12 COMMISSIONER RUSSO: Do we have any  
13 intentions of going to a digital file and request  
14 can we go to a digital file? Are there any  
15 restrictions?

16 MR. MERCHAND: We started the  
17 process --

18 COURT STENOGRAPHER: Frank, I'm just  
19 having a hard time hearing you. This is the Court  
20 Reporter.

21 MR. MERCHAND: Sorry, Terry.

22 So through the process of PHA web, we  
23 started to -- so that we could have it on the --  
24 more importantly so that we could see it.

25 COMMISSIONER RUSSO: Right.

1                   MR. MERCHAND:  -- on the software, and  
2                   we've already started the process.  As we're going  
3                   through, what we're going to wind up, we do -- are  
4                   still going to have a hard file, but then we're  
5                   going to have the matching copy of that hard file on  
6                   the software.  God forbid something happens to our  
7                   hard files.

8                   CHAIRWOMAN REYES:  Or vice versa.

9                   MR. MERCHAND:  Or vice versa.  More  
10                  importantly, vice versa.  People don't expect that.

11                  COMMISSIONER RUSSO:  Do we have a  
12                  timeline as to making sure that everything is  
13                  digital or is it just kind of we're -- as we're  
14                  going?

15                  MR. MERCHAND:  The digital is as we've  
16                  been going, but the biggest push for that happened  
17                  when we did the software conversion.  We got the  
18                  bulk of it, and now it's more of a let's keep --

19                  COMMISSIONER RUSSO:  It as we're doing  
20                  it.

21                  MR. MERCHAND:  -- fresh.

22                  COMMISSIONER RUSSO:  Yeah, that's fine.  
23                  I just, like I said, I just wanted to know.  Thank  
24                  you.

25                  EXECUTIVE DIRECTOR RECKO:  And the

1 other thing I wanted -- I was on my way to  
2 mentioning was you're soon going to have the fiscal  
3 year-ending 2023 audit in front of you to do a final  
4 approval. That is probably going to have that audit  
5 finding on it. It's next year's audit that we're  
6 going to be clear on that particular finding.

7 COMMISSIONER RUSSO: Okay.

8 EXECUTIVE DIRECTOR RECKO: Because they  
9 just got the staff working on.

10 CHAIRWOMAN REYES: Theresa, can the  
11 record show that Commissioner Sanford arrived?

12 COURT STENOGRAPHER: I got it. Thank  
13 you.

14 EXECUTIVE DIRECTOR RECKO: So --

15 COMMISSIONER IMPASTATO: The only  
16 reason --

17 EXECUTIVE DIRECTOR RECKO: No. I get  
18 it.

19 COMMISSIONER IMPASTATO: Your comment  
20 about being a banner year was -- I think a banner  
21 year, I'm a little, you know, a banner year is like  
22 winning the championship, right? You put up a  
23 banner, that means no audit findings, that means  
24 we're out of financial hardship status.

25 EXECUTIVE DIRECTOR RECKO: We are out

1 of financial.

2 COMMISSIONER IMPASTATO: But I do  
3 salute everything that was done. I hate to be like  
4 a negative, but I wouldn't call it a banner year.

5 EXECUTIVE DIRECTOR RECKO: Okay.

6 COMMISSIONER IMPASTATO: Thank you.

7 EXECUTIVE DIRECTOR RECKO: Okay. Thank  
8 you.

9 I forgot to mention that coming soon  
10 will be the dedication of the 400 community room to  
11 Annie Forbes as well, but that will be next year's  
12 achievements.

13 So 2024 is going to be a challenge.  
14 We've got a lot coming in 2024. Of course, we've  
15 got the redevelopment and that's going to take a lot  
16 of our time and effort, that's going to be a real  
17 focus, but we also have the process of reducing  
18 tenant accounts receivables. As recently, very  
19 recently, at a training, it is a national issue. It  
20 took up a lot of time from the presenters on a  
21 national Housing Authority basis. There's 640-some  
22 million dollars nationally in tenants accounts  
23 receivables. It's huge. Housing authorities are  
24 dealing with this across the country. And I think  
25 we're ahead of a lot of them in our discussions.



1                   We've had the protocol, we've given  
2 people chance to come in, do repayment agreements  
3 with us. We've taken folks that just won't. We're  
4 starting that court process now, but it is a  
5 process. And what everyone understands there is  
6 that it is a process. And HUD understands that,  
7 that this is going to be a process that's going to  
8 take a couple years for us all to dig out of.

9                   The pandemic left a lot of people not  
10 paying rent, and now they've got to come back and  
11 we've got to get those dollars. It's going to take  
12 some time. And we want to do it equitably with a  
13 heart. We don't want people displaced because of  
14 this, but at the same time, if you're paying  
15 30 percent of your income, you got to pay your rent.  
16 So that's going to be big this year.

17                   We've got a new HUD regulations coming  
18 out on resident rent calculations and resident  
19 admissions, continued occupancy, called HOTMA.  
20 Housing Authority Through the Modernization Act.  
21 It's going to be huge. All of our staff is going to  
22 have to be trained. We're going to have to  
23 reconfigure our software from the top to the bottom.  
24 It's going to be quite an effort. And, again, this  
25 is a national issue.

1 HUD has not published all the  
2 regulations on that yet. We have done a  
3 presentation in anticipation of that to our resident  
4 organizations, but this is going to be huge as the  
5 year goes on. We're going to have to educate  
6 residents, our staffs. It's going to be a new way  
7 that we calculate rent, new things that are  
8 deducted, some things are not deducted, et cetera,  
9 et cetera. We expect that to be fully implemented  
10 no later than the first of January, 2025, but  
11 housing authorities across the country are going to  
12 be implementing it at different times over the  
13 course of the year, probably starting in about July.

14 Our major barrier right now is that HUD  
15 hasn't published all of their forms for this. And  
16 our software companies, not just ours, can't  
17 finalize their software changes until HUD does their  
18 final software changes. So HUD is redoing their  
19 systems, including their tenant information systems,  
20 which used to be PIC and are now going to be HIP, oh  
21 boy. So we've got a lot of work to do on that this  
22 year. It's going to be a challenging year.

23 We've got to institute the new Buy  
24 America Build American regulations into all of our  
25 contracts and purchasing by August of 2024. These

1 are very strict guidelines as they're written right  
2 now, that everything we buy has to either be  
3 manufactured, assembled in America. And anything  
4 that's not needs a waiver. And it better be a good  
5 reason for a waiver. And we, as the purchaser, are  
6 going to be responsible for tracking this down, we  
7 can't just write a contract and say the contractor  
8 is responsible for making sure that roofing material  
9 was manufactured in America. We -- they're going to  
10 have to provide -- and it's our responsibility to  
11 make sure that we can track that back to American  
12 manufacture. So it's going to be interesting.

13           Again, we need to improve our  
14 inspections scores while integrating HUD's new  
15 NSPIRE inspection protocol, which is what we talked  
16 about with Andrew, and all of the above while we  
17 must cut our budgets based upon an 87 percent  
18 funding level, so we've got our work cut out for us  
19 this year.

20           COMMISSIONER IMPASTATO: What's the  
21 plan for that?

22           EXECUTIVE DIRECTOR RECKO: Well, we  
23 haven't got notification on the final numbers yet.  
24 They do -- we just found out last week, or this  
25 week, that it was going to be 87 percent. So two

1 things: One is tighten our belts; two, we may have  
2 to go into our reserves a little bit by the end of  
3 the year once we do those projections; three, sit  
4 down with Emil, our fee accountant, and start taking  
5 a look at our budget items that you had passed for  
6 this coming year and see where can we tighten our  
7 belts and --

8 (Simultaneous crosstalk.)

9 COMMISSIONER IMPASTATO: Can we have a  
10 financial sub -- who -- am I the chair? Who is the  
11 chair of that?

12 CHAIRWOMAN REYES: I forget.

13 EXECUTIVE DIRECTOR RECKO: I don't have  
14 that in front of me.

15 COMMISSIONER IMPASTATO: Could we have  
16 a subcommittee to go over that and see how we can  
17 help?

18 EXECUTIVE DIRECTOR RECKO: Of course we  
19 will. We just found out at this time.

20 COMMISSIONER IMPASTATO: Sooner rather  
21 than later.

22 EXECUTIVE DIRECTOR RECKO: Because we  
23 may have to come to you after the dust settles and  
24 we find out where we are, we may have to come to you  
25 for a budget revision at that point.

1                   COMMISSIONER IMPASTATO:  If we could do  
2                   that --

3                   EXECUTIVE DIRECTOR RECKO:  Yeah, we  
4                   will.

5                   COMMISSIONER IMPASTATO:  -- by next  
6                   week, cool.

7                   EXECUTIVE DIRECTOR RECKO:  Next week  
8                   might be a little early.  We better run numbers  
9                   first.

10                  COMMISSIONER IMPASTATO:  Yeah, I mean,  
11                  we're going to have to -- yeah, take some time,  
12                  figure out where it is and present it to us.

13                  (Simultaneous crosstalk.)

14                  COMMISSIONER IMPASTATO:  But some of  
15                  the things we added to this year's budget we might  
16                  not have -- we might not be able to do.

17                  EXECUTIVE DIRECTOR RECKO:  We'll, I'll  
18                  have to take a look.

19                  COMMISSIONER FORBES:  Real quick.  In  
20                  the world that I live in, you know, running a  
21                  homeless shelter, inspection scores are extremely  
22                  important in my world.  If the fire inspector comes  
23                  in, we get a low score, that's a humongous problem.  
24                  Food inspector come in, we get a low score,  
25                  humongous problem, health inspector comes in, we a

1 low score, humongous problem.

2 EXECUTIVE DIRECTOR RECKO: Sure.

3 COMMISSIONER FORBES: So how do you  
4 intend to really increase those scores so we don't  
5 fall below the belt?

6 EXECUTIVE DIRECTOR RECKO: So we are  
7 subject to all those in inspections too, by the way,  
8 so we do work with all of those entities as well.  
9 What happens with our last year's REAC inspections,  
10 what they're changing to NSPIRE this year, is, one,  
11 we've trained our staff, and our maintenance staff,  
12 on the new system. So we hope we know what the  
13 inspectors are going to look at, depending a little  
14 bit on what inspector you get, right. So we've  
15 taken our information from the last inspection and  
16 we've gone in and started -- and more than started,  
17 we've been doing it for a year now, and hitting  
18 those items, hitting those items, with the highest  
19 point scores. Some things have a score of five  
20 points off out of a hundred, some things have a  
21 tenth of a point off for a hundred. So which one do  
22 you do first? The five points, right?

23 Well, of course, first you do health  
24 and safety, always. Anything they identify as  
25 health and safety. And then you start going to

1           what's the highest score? What's the next score?  
2           What's the next score? What's the next score. So  
3           that's how we're approaching it. And going through  
4           all of our buildings, going through all of our  
5           common areas, and going through the apartments,  
6           going to this item, that item, the next item,  
7           focusing on the highest point score items.

8                         COMMISSIONER FORBES: But which area  
9           was, like, the most hot. The hot items, hot areas.

10                        EXECUTIVE DIRECTOR RECKO: We had a  
11           very hot area on sprinkler heads, and those are now  
12           repaired. We had a very hot area on interior doors,  
13           and we had a contract that replaced 300-some doors  
14           this year on the interior of our apartments. So we  
15           had a hot area on exterior erosion, tripping,  
16           sidewalks, like that, so we've approached those  
17           already this year. This last summer we had all of  
18           those repaired as much as we can, because you know  
19           Hoboken, it moves. So those are some of our hottest  
20           items that we've had.

21                        Yeah, thanks a lot. Because our  
22           problems, again, are so wide and they're deep.

23                        If you go into a basement area and  
24           you've got a fuse box and that fuse box doesn't  
25           latch completely, it's, like, ten points out of a

1 hundred.

2 COMMISSIONER IMPASTATO: I know?

3 EXECUTIVE DIRECTOR RECKO: If you've  
4 got one little blank, right, you get those points  
5 off as you go, right. So we've got to be very -- I  
6 love that word, persnickety, right. If you've got  
7 one little junction box up there that's open, that's  
8 five points off. And as you can imagine we have  
9 thousands, thousands, right. So we train our guys  
10 to go through, keep their eyes open, make sure you  
11 don't just pass it up, that type of thing. So it's  
12 a team effort. Really is.

13 COMMISSIONER FORBES: It sure is.

14 EXECUTIVE DIRECTOR RECKO: So yeah,  
15 it's going to be a good year. I'm looking forward  
16 to it. It's going to be a good year.

17 Executive staff continues to work  
18 closely with HPD. We have been communicating  
19 regularly with our security guard services, and I  
20 think we've found some improvement; however, we have  
21 decided to rebid that when the bid comes up in a  
22 couple of months, so we're going to be seeing that  
23 rebid, so we can take new bids on that. Not to say  
24 we may not in the end, with your input, choose the  
25 same security guard service, because they have made



1 improvements, we've broken them in. But if somebody  
2 better comes in, we're open to that.

3 Hoboken Housing Forward, as noted  
4 above, the redevelopment plan was approved by the  
5 City. Harold Fitzpatrick and staff will be meeting  
6 with our development attorney for the first real  
7 introductory meeting to start hashing out our RFP  
8 process for developers. Our first meeting was on  
9 January 24th. Our contract with our consultant for  
10 future capital needs that you had passed, I believe,  
11 in last month, is finalized. We're having our first  
12 meeting with them in the near future. I am  
13 developing a timeline for our next steps that I'll  
14 be able to share with you at our next meeting. Kind  
15 of a detailed timeline over the next six months,  
16 then next year, and we get a little foggier as the  
17 years -- years go on, but I'm preparing that  
18 timeline now.

19 We continue to meet regularly with our  
20 Enterprise Partners, Harold Fitzpatrick, staff, and  
21 HUD on a regular basis. And we are beginning our  
22 work on projecting our management needs. You're  
23 going to see us coming to you with a new total  
24 Section 8 administrative plan and our public housing  
25 admissions and continued occupancy policy changes

1 and a change to our five-year and annual plans in  
2 anticipation of redevelopment.

3 We are preparing -- I don't know if I  
4 should say -- in your packet, when I wrote this, I  
5 don't know, in your packet you've got the new  
6 newsletter, hot off the presses in your packet.

7 I continue to meet with residents on a  
8 personal basis through our intake appointment  
9 system.

10 Housing For Hoboken will meet on  
11 January 23rd.

12 Special projects, main entrance gate  
13 replacement at the Courtyard and Harrison is under  
14 design. We will have this bid over the winter to be  
15 ready for spring work. Security camera installation  
16 on each floor and rooftop at Harrison is before you  
17 tonight. And, unfortunately, we're going to be  
18 recommending rejection of that because of bidding  
19 discrepancies, and our attorney can address that  
20 when the time comes. Same with our hallway and  
21 stairwell refurbishment, we have some issues there.  
22 We intended to pass those tonight, but they didn't  
23 pass legal muster.

24 We have defensible space under design  
25 for behind our buildings from 208 to 400 Marshall.

1                   The emergency generator work is in  
2 process. I am happy to say that we did get actual  
3 confirmation that two of the three generators are on  
4 a boat somewhere in the Atlantic heading our way.  
5 So at least those are on our way after the supply  
6 chain issues.

7                   The replacement of boilers at our  
8 locations is in very, very final punch list status.  
9 The work on Monroe boiler has begun.

10                  We are developing a scope of work for  
11 the repaving of the Monroe gardens parking lot, and  
12 we are developing a scope of work for the sidewalk  
13 and repair to remediate that ponding in front of 560  
14 Marshall.

15                  UNIDENTIFIED SPEAKER: 655.

16                  EXECUTIVE DIRECTOR RECKO: Okay, thank  
17 you. We'll do 655 too.

18                  Parking registration initiative  
19 continues. We thank everyone that has registered  
20 their vehicles. We ask any resident that knows of  
21 an illegally parked vehicle, to report that  
22 location, we will look into getting it towed. In  
23 addition, we do hope to bring on a part-time  
24 individual that will start walking our areas in the  
25 evenings to find illegally and abandoned cars.

1 Currently, any vehicle that is parked in the no  
2 parking zones with yellow lines is subject to being  
3 towed. Any vehicle that no sticker or is abandoned  
4 is subject to immediate towing. Any vehicle without  
5 a current sticker parked on our lots is subject to  
6 tow. And only the appropriate resident's vehicle  
7 may be parked in a reserved spot.

8 Our current occupancy rate is  
9 97 percent. Congratulations.

10 MR. MERCHAND: Not 98, not 96, 97 is  
11 our average. As a rule.

12 EXECUTIVE DIRECTOR RECKO: As a rule,  
13 excellent. Excellent work.

14 We continue to work on our TARs on our  
15 account aging report. As I mentioned earlier, that  
16 is a process, going to take us a while.

17 On housing choice vouchers, we do  
18 expect to have an amendment to our admin plan before  
19 you next month. That amendment is going to clear  
20 the way for us to advertise for project based  
21 vouchers, so we need a small amendment that will  
22 come to you next month, and then we should have that  
23 RFP out shortly after that for project based  
24 vouchers.

25 We did get the VASH vouchers. We are

1 having regular meetings with the director of the  
2 statewide Veterans Association, who is helping us  
3 along with that RFP, and we're taking his input on  
4 what needs to be done, because anything that's done  
5 with VASH vouchers needs very specific social  
6 services to go along with it, and he's the pro on  
7 that. So we'll make sure we do this right.

8 Maintenance continues to be run well by  
9 Jackie and Sammy. We are doing a special door  
10 painting project at Adams and Monroe. Monroe  
11 Gardens is complete. We're accepting applications  
12 for maintenance workers. Please call in any  
13 maintenance problem you may have and/or call me  
14 directly if you think you're not getting the service  
15 that you deserve.

16 We continue to work on special  
17 emergency and preventative repairs. On my  
18 attachments I've got our maintenance plumbing  
19 projects for last month, maintenance unit repair  
20 special projects for last month, and our  
21 extermination report for last month.

22 Finance is working on our HMFA billing  
23 for Project Close-out. We are complete, we just  
24 have some paperwork that we're waiting for HMFA to  
25 comment on.

1                   We're going toward the year end  
2                   close-out for last year's audit. Our housing choice  
3                   voucher budgets for project based vouchers and VASH  
4                   vouchers and contract management and publication of  
5                   RFPs and RFQs officially come out of our finance  
6                   department.

7                   Mr. Perez couldn't be with us tonight,  
8                   but I did include his snapshot report on his holiday  
9                   events and activities, which I mentioned earlier,  
10                  and he does note in here that we've got some -- a  
11                  little quiet time before our Valentine's lunches and  
12                  when our food pantry distributions are. So read  
13                  that, but we're doing we will on that.

14                  So is there any question so far on my  
15                  report, because I have one more thing.

16                  COMMISSIONER RUSSO: Director, the  
17                  full-time mechanic, is that a fleet mechanic or is  
18                  that -- what's that position that we're looking for?

19                  EXECUTIVE DIRECTOR RECKO: We're  
20                  looking for talented mechanics. We prefer plumbing  
21                  experience.

22                  COMMISSIONER RUSSO: Okay.

23                  EXECUTIVE DIRECTOR RECKO: Prefer. We  
24                  need plumbers. As many of you know out there,  
25                  plumbing, plumbing, and plumbing, right? Plumbing

1 leaks, plumbing supplies.

2 COMMISSIONER RUSSO: HVAC or?

3 EXECUTIVE DIRECTOR RECKO: We don't do  
4 HVAC because we have no HVAC. If somebody walks  
5 into our door that's talented and they've got a  
6 black seal for boilers, for example, we're looking  
7 for talent. We've got a lot of folks that are  
8 pretty good at picking up trash and doing, but if  
9 we've got a guy that walks in our door that's a good  
10 talented carpenter, we'll use him.

11 COMMISSIONER RUSSO: Okay.

12 EXECUTIVE DIRECTOR RECKO: All right.  
13 We'll use him.

14 COMMISSIONER RUSSO: I'll reach out  
15 some to of my connections through the county unions  
16 and stuff like that--

17 EXECUTIVE DIRECTOR RECKO: Please do --

18 COMMISSIONER RUSSO: -- and see if  
19 there's anybody who's looking for some work.

20 EXECUTIVE DIRECTOR RECKO: We're always  
21 look for people out there.

22 COMMISSIONER RUSSO: Great, thanks.

23 EXECUTIVE DIRECTOR RECKO: So I have --  
24 any other questions so far? I've got one more  
25 announcement to make.

1                   COMMISSIONER SANFORD: I do have a  
2 question after your announcement.

3                   EXECUTIVE DIRECTOR RECKO: Okay. I  
4 want to get through with the report before I make  
5 our announcement.

6                   COMMISSIONER SANFORD: Okay. So on  
7 page 3 under Hoboken Housing Forward update. Number  
8 one on page 3 --

9                   COURT STENOGRAPHER: Can you just speak  
10 into the microphone, please? This is the court  
11 reporter.

12                   COMMISSIONER SANFORD: Under Hoboken  
13 Housing Forward update, number one on page 3 (as  
14 read:)

15                   As noted above the redevelopment plan  
16 was approved unanimously at the December 20th City  
17 Council meeting, I encourage everyone to view the  
18 City Council meeting of that date to view comments  
19 by Council members, Commissioner Reyes, and myself,  
20 speaking of the Director, our portion starts at 340  
21 into the meeting. In addition, we have posted the  
22 Council vote on our website.

23                   My question is, are you aware of the  
24 letter of recommendation I sent to the City Council  
25 urging the City Council not to approve the



1 redevelopment?

2 EXECUTIVE DIRECTOR RECKO: Yes.

3 COMMISSIONER SANFORD: Why is that not  
4 included in your report?

5 EXECUTIVE DIRECTOR RECKO: Because I in  
6 included the Council's vote. The Council voted  
7 unanimately.

8 COMMISSIONER SANFORD: You includes  
9 that there was your comments from Commissioner Reyes  
10 and your comments.

11 EXECUTIVE DIRECTOR RECKO: Yes.

12 COMMISSIONER SANFORD: What about my  
13 comments?

14 EXECUTIVE DIRECTOR RECKO: I wasn't  
15 supplied directly with those, I don't think you sent  
16 me those, and I think the Council mentioned --

17 CHAIRWOMAN REYES: Mentioned.

18 EXECUTIVE DIRECTOR RECKO: -- that they  
19 received something from you, that's as far as I.  
20 Went if you watch that, you'll see that they mention  
21 those.

22 COMMISSIONER SANFORD: Okay. I will  
23 provide you with my comments, okay?

24 COMMISSIONER IMPASTATO: I would love  
25 to. Why don't we also include the -- all the

1 comments from the City Council people in response to  
2 Commissioner's letter?

3 EXECUTIVE DIRECTOR RECKO: Yeah.

4 COMMISSIONER IMPASTATO: It was pretty  
5 astounding --

6 EXECUTIVE DIRECTOR RECKO: It was.

7 COMMISSIONER IMPASTATO: -- against.

8 So I'd love to have that added to the record as  
9 well.

10 COMMISSIONER SANFORD: I would love to  
11 have that added to the record as well. Thank you.

12 CHAIRWOMAN REYES: Thank you. Can we  
13 move on, please?

14 EXECUTIVE DIRECTOR RECKO: Yeah. Maybe  
15 we could add the video for the record.

16 Anything else on my report so far?

17 CHAIRWOMAN REYES: Before -- it's in  
18 reference to your report.

19 EXECUTIVE DIRECTOR RECKO: Yes.

20 CHAIRWOMAN REYES: You guys know my  
21 frustration with the parking, and I know that last  
22 night, very late you did send a response about the  
23 vehicles. I do want to say that overall I do see  
24 the towing company come through. I have seen them  
25 towing. I think the problem isn't as big in

1 Harrison Gardens because they have a gate. So if  
2 you don't have a card, you can't get into the gate.  
3 You can't park in the lot.

4 Now, where I live, unfortunately,  
5 there's nothing stopping individuals from going back  
6 there and parking. And I know I sent a video where  
7 an individual parked a vehicle there, got into  
8 another vehicle that was there, left the vehicle,  
9 the other vehicle there, and left. And the  
10 vehicle's been sitting there for now three days, and  
11 it doesn't have a sticker. We have two other  
12 vehicles across from that that also don't have  
13 stickers that are just abandoned there, and I  
14 actually mentioned this at our -- at the director's  
15 meeting at 400 when we had the meeting.

16 So, again, my concern and, I guess, my  
17 frustration is that, you know, it was such a big  
18 deal to make sure -- I know we made some errors, we  
19 didn't tell them if they had an old sticker they  
20 still had to come in and get a new sticker, but I  
21 think now we should be over that. And I think that  
22 we definitely need to do something about those  
23 vehicles and individuals. We have new people coming  
24 in and moving in, and they're friends or whomever  
25 are there are also parking there. So, again, the

1 problem is not the Harrison garden because they have  
2 the gates and they can't get in, but all the other  
3 Andrew Jackson sites, I think that that's where you  
4 see more of the issue of nonresidents parking in the  
5 spots.

6 And to be honest I see it a lot because  
7 of the light rail, parking there, jump on the light  
8 rail, and leave. I know we've had those issues.

9 EXECUTIVE DIRECTOR RECKO: I think we  
10 did look into those cars last night. Was there a  
11 reason they weren't towed?

12 MR. MERCHAND: The tow truck did come  
13 buy and they did have a sticker, the van has a  
14 sticker.

15 CHAIRWOMAN REYES: The van --

16 MR. MERCHAND: And then what happened  
17 was she just registered. That's why you may have  
18 seen it --

19 CHAIRWOMAN REYES: Because I have a  
20 picture where it didn't have a sticker. So then  
21 what's the reason for the other two vehicles that  
22 don't have stickers?

23 MR. MERCHAND: One is a reserved spot,  
24 the very first one, is a handicap reserve --

25 COURT STENOGRAPHER: Frank, Frank, if

1           you could come to the mike, Frank.

2                         EXECUTIVE DIRECTOR RECKO: We'll keep  
3 working on it is the point.

4                         CHAIRWOMAN REYES: No, it's a reserved  
5 and you're absolutely right and I'm not against it.  
6 The problem is that that individual no longer lives  
7 in that amp, lives on the other side of it, which  
8 they also have a vehicle down there, so that means  
9 they have two spots.

10                        MR. MERCHAND: Not with us. They only  
11 have one reserved spot with us, we only can give  
12 them one spot, so that if they have a spot maybe  
13 with the city. Its possible --

14                        CHAIRWOMAN REYES: It's not the city.  
15 I've seen the vehicle, I've seen the person's  
16 vehicle in the back of 560 and 655. And I'm not  
17 trying to be confrontational, I'm just saying I'm  
18 seeing what everybody else down there is seeing, so  
19 this is why I'm saying I know what you're saying,  
20 but I've said in the past, and I've sent pictures,  
21 where I go back, I go outside and I take pictures,  
22 they don't have the proper stickers. They don't  
23 have it.

24                        And you have -- and where I live it's  
25 about 12 spots, you have 9 people on a night with no

1 stickers. Is that fair to the residents that live  
2 there?

3 EXECUTIVE DIRECTOR RECKO: Of course  
4 not.

5 CHAIRWOMAN REYES: No. It's  
6 frustrating.

7 EXECUTIVE DIRECTOR RECKO: And please  
8 continue to call us if see that, because if our tow  
9 truck goes out and they don't have a sticker, they  
10 will tow them.

11 CHAIRWOMAN REYES: So the white Mazda  
12 had a sticker, because I know it didn't -- there was  
13 a white Mazda there last night in the picture that I  
14 sent.

15 MR. MERCHAND: So the car that they  
16 went for was the van, is what I thought that they  
17 were going there for, right?

18 CHAIRWOMAN REYES: No, I said several.  
19 There were several vehicles.

20 MR. MERCHAND: And then the other two  
21 they weren't moving. So the one, the one van, she  
22 just happened to register, she had to have the title  
23 changed to her name, and that's why she had been  
24 without a sticker for so long because we wouldn't  
25 give her a sticker until she changed the title. So

1 she finally just came to the office the day before  
2 yesterday. That's why it wasn't even in the system  
3 yet, and that's why I called the tow truck. But I  
4 said in the group text to the tow truck, please make  
5 sure that there is no sticker before you tow it.  
6 Sure enough when he got there, he sends me the  
7 picture, he goes there is a sticker. I said it's  
8 not in the system. But I understood why it wasn't  
9 in the system, because they had just registered the  
10 day before, it has not yet gotten in there.

11 CHAIRWOMAN REYES: So that vehicle that  
12 you're talking about is that van?

13 MR. MERCHAND: The van, yes.

14 CHAIRWOMAN REYES: So that van is the  
15 same van that had a white Mazda parked there as  
16 well. So do they have two stickers?

17 MR. MERCHAND: No, they shouldn't, so  
18 if there's another car --

19 CHAIRWOMAN REYES: Because that's the  
20 video I sent. They jumped out of that vehicle and  
21 got into the other vehicle.

22 MR. MERCHAND: You know, I did look at  
23 the cameras, I did look at the cameras and it's two  
24 separate people moving those two separate cars.  
25 They do know each other and they go into the cars.

1 And that's why I asked the other question I asked  
2 you, right, which I don't think it's appropriate for  
3 here.

4 But we are looking into what is  
5 happening there because something is unusual, right,  
6 whatever that is, but what I continue to say and  
7 what we said to the tow truck company last night, we  
8 are past the point, if they don't have the little  
9 sticker, they're welcome to take it, they're welcome  
10 to take the car. Obviously, reserved cars --  
11 reserved spots, I would never want to tow someone in  
12 a reserved spot because they have a reserved spot  
13 because they're handicapped. If you can't move for  
14 two months that car because you're in a reserved  
15 spot, I think those we should leave alone. But  
16 anybody else that doesn't move, like the car next to  
17 it, that's going tomorrow.

18 COMMISSIONER RUSSO: So the follow-up  
19 question that I had was so the tow company has the  
20 ability to pull up on-site, take the car if there's  
21 no those sticker, and move it.

22 (Simultaneous crosstalk.)

23 MR. MERCHAND: -- by New Jersey law, so  
24 someone has to call me to tell me and I have to call  
25 the company and then they --



1 (Simultaneous crosstalk.)

2 COMMISSIONER IMPASTATO: And I know  
3 that they're not doing that --

4 MR. MERCHAND: No no no, they can't, by  
5 state law we can't.

6 (Simultaneous crosstalk.)

7 MR. MERCHAND: So maybe the bigger  
8 conversation for the future, now that we've  
9 officially finished the -- we have a little bit  
10 under 300 registered vehicles. We have 500 spots,  
11 right? That tells me two stories. There are people  
12 that didn't come to register for whatever reason,  
13 whether it's financial reasons with the rent, but  
14 why don't we just move ahead and say we can give  
15 reserved spots to all the people who did the right  
16 thing and registered, and then that would make all  
17 the people that got a sticker and did the right  
18 thing have their spot, and they can call the tow  
19 truck on themselves.

20 CHAIRWOMAN REYES: And it would  
21 eliminate --

22 (Simultaneous crosstalk.)

23 MR. MERCHAND: It would eliminate, we  
24 would open up visitor spots, it would make it  
25 easier. It works in the senior buildings, so if

1 every person that registered their car, they would  
2 have a spot and then guess what, you could build a  
3 store without worrying.

4 (Simultaneous crosstalk.)

5 COMMISSIONER IMPASTATO: How many  
6 people that didn't register --

7 MR. MERCHAND: Well, it's tough to  
8 know.

9 COMMISSIONER IMPASTATO: Owe money.  
10 Owe money.

11 MR. MERCHAND: No, it's tough to know  
12 who has cars that didn't register that owe money. I  
13 don't know if they have a car because they didn't  
14 come to register.

15 COMMISSIONER IMPASTATO: But don't you  
16 know, like, is it on the license place?

17 MR. MERCHAND: I don't have a license  
18 plate if you didn't register the car.

19 COMMISSIONER IMPASTATO: But in the  
20 past they did, right?

21 MR. MERCHAND: In the past they didn't  
22 register the car either. So that's what I'm saying.  
23 So, like, but now that we have a good solid 300  
24 families that stepped forward, did the right thing,  
25 changed titles, paid any money that they owed, they

1 entered into a repayment agreement, hey, let's work  
2 towards it. And I think that would be a good  
3 solution, that the director's talking about this,  
4 we've been talking about it with maintenance, and  
5 it's an opportunity to -- it's not -- I think that  
6 is the biggest game changer to a household, if they  
7 can leave to go to the store and come back and their  
8 spot is there, it's more than just having everybody  
9 register. But this is -- we're working toward that.

10 But in the meantime, I do understand  
11 your frustration, and I'm sorry that you go through  
12 it. But the only way, like Andrew said, is if I  
13 don't get that call from you, I can't send the tow  
14 truck.

15 CHAIRWOMAN REYES: I just, you know, I  
16 get what you're saying, but honestly like 10,  
17 11 clock at night, of course, I'm frustrated, right.

18 But 10, 11 clock, like, who really wants to call  
19 the Director to say, can you get this car towed,  
20 because honestly he would get a call every night  
21 from every resident in the Housing Authority.

22 MR. MERCHAND: Barbara, I do --

23 CHAIRWOMAN REYES: Who actually  
24 registered their vehicle.

25 MR. MERCHAND: I get a lot of calls.

1 And it's rough, it's rough. But that's what the  
2 Director put in his remarks, that we are looking to  
3 get somebody that can be our eyes on the ground  
4 early and late at night, a couple hours a day, and  
5 then just kind of walking. Because we know the  
6 times that we need to, like you said, it's late at  
7 night when we're not here, and that would improve  
8 it. So between by the time we get to whatever  
9 decision we make next, we can still improve, and we  
10 will continue to improve it with what we have before  
11 we even change it.

12 So just keep calling me like the  
13 Director said. I don't want to get that call, but  
14 if you send it to me I will get it to the tow truck  
15 and we will take care of it.

16 CHAIRWOMAN REYES: Thank you, thank  
17 you.

18 COMMISSIONER RUSSO: Thank you.

19 EXECUTIVE DIRECTOR RECKO: So they'll  
20 work on it.

21 COMMISSIONER SANFORD: Getting back to  
22 Hoboken Housing, you said there's going to be a  
23 meeting on the 24th?

24 EXECUTIVE DIRECTOR RECKO: Yes.

25 COMMISSIONER SANFORD: Who will be

1 taking minutes of that meeting?

2 EXECUTIVE DIRECTOR RECKO: We normally  
3 haven't taken minutes of that meeting.

4 COMMISSIONER SANFORD: Can you take  
5 minutes?

6 EXECUTIVE DIRECTOR RECKO: Well, yeah.  
7 Actually, the attorney does. I'm sorry, the  
8 attorney does publish the meetings, I'm sorry.

9 COMMISSIONER SANFORD: And --

10 EXECUTIVE DIRECTOR RECKO: I don't do  
11 those.

12 COMMISSIONER SANFORD: -- after the  
13 meeting, if I were to request them on the 24th or  
14 the 25th, I would expect to get them within a week?

15 EXECUTIVE DIRECTOR RECKO: Well, as  
16 soon as he's done, yeah.

17 CHAIRWOMAN REYES: He usually sends it  
18 to us prior to our next meeting so.

19 EXECUTIVE DIRECTOR RECKO: As soon as  
20 he's finished.

21 CHAIRWOMAN REYES: So maybe as soon as  
22 we get it, we could forward it.

23 COMMISSIONER SANFORD: Is that going to  
24 be you, Matt, as the attorney? Or Harold?

25 EXECUTIVE DIRECTOR RECKO: No, it's his

1 brother, it's Kevin, Kevin Fitzpatrick.

2 ATTORNEY M. FITZPATRICK: So that's  
3 usually the Housing for Hoboken meetings.

4 EXECUTIVE DIRECTOR RECKO: That's  
5 right. That's what we're talking about.

6 ATTORNEY M. FITZPATRICK: Yeah. So any  
7 meeting Housing for Hoboken is prepared. Usually  
8 they're prepared but they're not approved until the  
9 next meeting, so they won't become official until --  
10 (Simultaneous crosstalk.)

11 ATTORNEY M. FITZPATRICK: -- that  
12 following meeting, similar to what you do here.

13 COMMISSIONER IMPASTATO: Is he older or  
14 younger than you?

15 ATTORNEY M. FITZPATRICK: He's older.

16 COMMISSIONER RUSSO: Does he look  
17 younger than you?

18 EXECUTIVE DIRECTOR RECKO: But you're  
19 better looking, right? I can't. Look at Matt. You  
20 guys are making Matt red.

21 Can we continue, guys?

22 COMMISSIONER RUSSO: So we love you,  
23 Matt.

24 EXECUTIVE DIRECTOR RECKO: So under --

25 COMMISSIONER SANFORD: Item 5, still

1 the same correction. You continue to regularly meet  
2 with Enterprise Partners, Harold Fitzpatrick, HHA  
3 staff, and HUD, represented by Mr. Wilson Henry. So  
4 Mr. Wilson Henry is the HUD representative, is he  
5 still aware that I'm trying to reach out that to  
6 him?

7 EXECUTIVE DIRECTOR RECKO: I have no  
8 idea.

9 COMMISSIONER SANFORD: Okay. Is he  
10 aware of my comments to the City Council  
11 recommending that this housing redevelopment plan  
12 should not be approved.

13 EXECUTIVE DIRECTOR RECKO: Probably  
14 not.

15 COMMISSIONER SANFORD: Okay. When I  
16 give you my comments, will you give them to Mr. --  
17 to the HUD representative?

18 EXECUTIVE DIRECTOR RECKO: If you  
19 requested, me I would, yeah.

20 COMMISSIONER SANFORD: Okay.

21 CHAIRWOMAN REYES: Thank you. Can we  
22 move forward? Thank you.

23 EXECUTIVE DIRECTOR RECKO: So I have  
24 one more thing on the report.

25 COMMISSIONER SEITZMAN: Thank you.

1 EXECUTIVE DIRECTOR RECKO: Corinne, get  
2 up here. Today, and we love her, Ms. Corinne handed  
3 in her resignation. We wish her the best. We love  
4 her, we respect her. I told her that I would have  
5 never gotten in my seat unless we -- unless she  
6 takes some opportunities that come your way. She's  
7 a wonderful, intelligent, capable person, and she  
8 will go far, and --

9 CHAIRWOMAN REYES: Can we keep her on  
10 as a consultant?

11 EXECUTIVE DIRECTOR RECKO: She will  
12 always be part of our family. Always. So this will  
13 be her last Board meeting, and I thought it was  
14 appropriate.

15 CHAIRWOMAN REYES: You did a great job.

16 COMMISSIONER RUSSO: Corinne, that's  
17 bittersweet.

18 (Applause.)

19 EXECUTIVE DIRECTOR RECKO: I had to go  
20 for a walk after that.

21 COMMISSIONER IMPASTATO: Starts the  
22 newsletter, then moves away.

23 (Simultaneous crosstalk.)

24 EXECUTIVE DIRECTOR RECKO: Starts the  
25 newsletter, improves our communication.



1                   COMMISSIONER IMPASTATO: And it just  
2 bounces on us.

3                   EXECUTIVE DIRECTOR RECKO: Got nearly  
4 \$4 million in grant money for us, improved the  
5 website. She's been with us about two years. So we  
6 wish her the best.

7                   (Simultaneous crosstalk.)

8                   CHAIRWOMAN REYES: She definitely.

9                   EXECUTIVE DIRECTOR RECKO: And, number  
10 one, we promised that we would be in touch, and,  
11 number two, I get to see the baby real quickly after  
12 it's born.

13                  CHAIRWOMAN REYES: I love it.

14                  EXECUTIVE DIRECTOR RECKO: So for the  
15 record, thank you, Corinne, for all you've done.

16                  MS. RICHMOND: Thank you, Mr. Recko.  
17 Thank you, everyone. You're welcome.

18                  COMMISSIONER RUSSO: Thank you,  
19 Corinne.

20                  CHAIRWOMAN REYES: Thank you, Corinne.

21                  COMMISSIONER RUSSO: Thank you very  
22 much.

23                  MS. RICHMOND: I'm going to miss you  
24 guys.

25                  COMMISSIONER RUSSO: We'll miss you.

1                   CHAIRWOMAN REYES: We're going to miss  
2                   you too.

3                   Is that all, Director?

4                   EXECUTIVE DIRECTOR RECKO: That is the  
5                   end of my report.

6                   CHAIRWOMAN REYES: Does anyone have  
7                   questions? Concerns? No? Could we move forward?

8                   Okay.

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1 RESOLUTION 2024-01.01

2 CHAIRWOMAN REYES: So Resolution

3 No. 2024-01.01.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to approve the meeting  
6 minutes for December 14, 2023, regular Board  
7 meeting.

8 COMMISSIONER RUSSO: Motion.

9 COMMISSIONER SEITZMAN: Second.

10 CHAIRWOMAN REYES: Director -- I mean,  
11 questions? Concerns?

12 COMMISSIONER SANFORD: Yes.

13 CHAIRWOMAN REYES: Sure.

14 Commissioner Sanford?

15 COMMISSIONER SANFORD: So the very last  
16 item, Resolution 2023-12.16, the resolution to  
17 censure Commissioner James Sanford. I make a motion  
18 to strike this from the record and -- because the  
19 discussion was not over, you called the vote, and I  
20 still had not had an opportunity to defend myself.

21 CHAIRWOMAN REYES: Okay. What I'd like  
22 to say is there's -- I'm not going to go into back  
23 and forth. Is there -- there's a motion on the  
24 floor. Would someone like to second it? No, thank  
25 you.

1 Director, can we move forward?  
2 EXECUTIVE DIRECTOR RECKO: Certainly.  
3 We've got -- oh, do we have a vote? We have a --  
4 CHAIRWOMAN REYES: We have the --  
5 EXECUTIVE DIRECTOR RECKO: Anthony  
6 Forbes?  
7 COMMISSIONER FORBES: Yes.  
8 EXECUTIVE DIRECTOR RECKO: Andrew  
9 Impastato?  
10 COMMISSIONER IMPASTATO: Yes.  
11 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
12 COMMISSIONER LEWIT: Yes.  
13 EXECUTIVE DIRECTOR RECKO: Barbara  
14 Reyes?  
15 CHAIRWOMAN REYES: Yes.  
16 EXECUTIVE DIRECTOR RECKO: Michael  
17 Russo?  
18 COMMISSIONER RUSSO: Yes.  
19 EXECUTIVE DIRECTOR RECKO: James  
20 Sanford?  
21 COMMISSIONER SANFORD: No.  
22 EXECUTIVE DIRECTOR RECKO: Erica  
23 Seitzman?  
24 COMMISSIONER SEITZMAN: Yes.  
25 \*\*\*\*\*

1 RESOLUTION NO. 2024-01.02

2 CHAIRWOMAN REYES: Okay. Resolution  
3 number 2024-01.02.

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: Okay. Questions?  
10 Concerns? Before -- it's not about this, but it  
11 falls under this. I know, Andrew, you asked about  
12 the fiscal committee. Actually, the chairperson for  
13 that committee is Commissioner Sanford, but he chose  
14 not to be part of any committees, so I believe  
15 that's -- you're next on that.

16 COMMISSIONER IMPASTATO: Oh, cool. Who  
17 else is on that?

18 CHAIRWOMAN REYES: It's you, Michael  
19 Russo, and I'm sorry, I just point it out, okay. So  
20 finance committee, it's actually Commissioner  
21 Andrew, Commissioner Lewit, and Councilman Russo  
22 would be the alternate, but because so Commissioner  
23 Sanford.

24 COMMISSIONER IMPASTATO: All right,  
25 great. So we -- the Director will get that going --

1 EXECUTIVE DIRECTOR RECKO: Yeah.

2 COMMISSIONER IMPASTATO: -- when you're  
3 ready.

4 EXECUTIVE DIRECTOR RECKO: Okay.

5 CHAIRWOMAN REYES: If there's anything  
6 else, can we --

7 COMMISSIONER SANFORD: So yes, I have  
8 questions.

9 CHAIRWOMAN REYES: Sure.

10 COMMISSIONER SANFORD: Page 1, monthly  
11 contractual expenses, item No. 5, Fitzpatrick and  
12 Waterman, services rendered as general legal  
13 counsel, special legal counsel tenant issues, NJHMFA  
14 Grant and RAD November-December 2023, \$18,937.50,  
15 and there's an asterisk there.

16 Matt, will you be able to explain the  
17 asterisk there?

18 ATTORNEY M. FITZPATRICK: I think that  
19 would be more appropriately directed towards the  
20 Director.

21 COMMISSIONER SANFORD: Okay.

22 MR. KOTHERITHARA: I could address  
23 that. This is Emil. The reason why the asterisk is  
24 there is because the asterisk is defined on the  
25 third page, and that line item was an addition. The

1 initial Board packet was the bills that were  
2 distributed last Friday on the 5th. This bill was  
3 submitted late and so I asterisked that to identify  
4 that there was a change.

5 COMMISSIONER SANFORD: Okay. So I'm  
6 going to direct this question to counsel.

7 There are four different items here,  
8 general legal counsel, special legal counsel, the  
9 NJHMFA grant, and then RAD. How is that broken out  
10 in terms of the 18, almost \$19,000 that were spent?  
11 Can you itemize that?

12 ATTORNEY M. FITZPATRICK: I don't have  
13 it directly in front of me. And itemized bill with  
14 detailed hours is sent to the Authority every month.  
15 Emil might have that in front of him. I certainly  
16 do --

17 MR. KOTHERITHARA: I have that.  
18 Generally what counsel billed was 14,887.50. The  
19 tenancy matters were \$562.50. The NJHMFA matters  
20 were \$37.50. And the RAD matters were \$3,450.

21 COMMISSIONER SANFORD: Okay.

22 ATTORNEY M. FITZPATRICK: And I'll just  
23 point out that that's over a two-month period.

24 CHAIRWOMAN REYES: Thank you.

25 COMMISSIONER IMPASTATO: There was also

1 -- is your dad on the --

2 ATTORNEY M. FITZPATRICK: No.

3 COMMISSIONER IMPASTATO: Oh, he was  
4 going to break out line items specific to services  
5 rendered for -- in relationship to work being done  
6 in matters related to Commissioner Sanford. Did he  
7 do that?

8 ATTORNEY M. FITZPATRICK: I know that  
9 there was a request made. I honestly don't know the  
10 status of that. I'd have to look into it and get  
11 back to you.

12 COMMISSIONER IMPASTATO: Oh. All  
13 right. Thank you.

14 COMMISSIONER SANFORD: To dovetail on  
15 that, I would like to make a motion that going  
16 forward, that all of counsel's billing be broken  
17 out, line item by line item.

18 CHAIRWOMAN REYES: Okay. So we have a  
19 motion on the floor. Would anybody like to second  
20 it?

21 COMMISSIONER RUSSO: Can I ask a  
22 question if you don't mind? Do you mean for our  
23 monthly list of bills or just, as Emil kind of  
24 pointed out, that the access to that so it will be  
25 reported, do you want it in the actual packet or do



1           you just -- is it okay for Emil to just tell us what  
2           that breakdown is?

3                        COMMISSIONER SANFORD: Well, if it's  
4           not going to be in the actual packet, I would like  
5           that information transmitted to all Commissioners  
6           before we have to vote on it.

7                        COMMISSIONER RUSSO: Yeah, no, are you  
8           requesting that of all of our line items? So  
9           like --

10

11                       COMMISSIONER SANFORD: No, just the  
12           legal services.

13                       COMMISSIONER RUSSO: Just legal. So no  
14           other professional services?

15                       COMMISSIONER SANFORD: Not at this  
16           time, no.

17                       COMMISSIONER RUSSO: Okay. Just want  
18           to double-check.

19                       COMMISSIONER IMPASTATO: Yeah, I did  
20           ask our counsel to break out the work being done in  
21           relationship to different subject matter, so I think  
22           it is something productive to show, and this is  
23           nothing again -- don't think you guys would even  
24           mind, yeah.

25                       COMMISSIONER RUSSO: No, and we do

1 provide detailed entries with, like, by --

2 (Simultaneous crosstalk.)

3 COMMISSIONER IMPASTATO: And if it's  
4 not hard for Emil to do.

5 (Simultaneous crosstalk.)

6 MR. KOTHERITHARA: That is provided on  
7 the invoice breakdown. It's provided by those four  
8 categories. And every single line item has a  
9 detailed breakdown out of the specific days and what  
10 counsel has worked on. I have not in the past  
11 broken it down on the list of bills just so as not  
12 to convolute it. So I don't know if the request is  
13 there, whether or not that needs to be done or if  
14 you just want a copy. I could very easily forward  
15 you a copy of their latest invoice or any others  
16 that you would like.

17 COMMISSIONER IMPASTATO: To that point,  
18 like, just for example, the time that you guys spent  
19 with the matter with Commissioner Sanford and trying  
20 to find out where people were sending you guys  
21 e-mail correspondence and going back and forth and  
22 doing research and see if -- the legality of it,  
23 that would be in that, right?

24 ATTORNEY M. FITZPATRICK: Right. So we  
25 don't -- that would fall under the general matter

1 for our billing, but there would be a detailed entry  
2 for each one of --

3 (Simultaneous crosstalk.)

4 COMMISSIONER IMPASTATO: Okay. Yeah,  
5 so if we could see that -- is it okay if we ask for  
6 that detail?

7 ATTORNEY M. FITZPATRICK: Absolutely.

8 COMMISSIONER IMPASTATO: Okay. Great.

9 COMMISSIONER SANFORD: I want that  
10 detail.

11 (Simultaneous crosstalk.)

12 CHAIRWOMAN REYES: Can we speak one at  
13 a time guys, please?

14 COMMISSIONER IMPASTATO: We love to see  
15 how much money is being spent on --

16 COMMISSIONER SANFORD: So, Counsel, do  
17 you know, of that 14,000 that was mentioned for  
18 general services, if that was the right number, but  
19 of the amount that's being billed, how much of that  
20 is related to the matter that was discussed for the  
21 censure that occurred?

22 ATTORNEY M. FITZPATRICK: I don't have  
23 that in front of me right now. I'd have to get that  
24 for you.

25 COMMISSIONER SANFORD: So I would like

1 to take that portion of the billing out of your  
2 legal services, because I'm going to dispute that.

3 COMMISSIONER IMPASTATO: Okay. So,  
4 yeah, that's a motion, right?

5 ATTORNEY M. FITZPATRICK: I mean, I'll  
6 leave that to the Board --

7 (Simultaneous crosstalk.)

8 COMMISSIONER SANFORD: The first motion  
9 is that going forward, itemized billing.

10 COMMISSIONER IMPASTATO: Well, I don't  
11 think--

12 CHAIRWOMAN REYES: I don't think that's  
13 necessary, but there's a motion on the floor. So  
14 would anyone like to second it?

15 (Simultaneous crosstalk.)

16 CHAIRWOMAN REYES: I'm sorry.

17 COMMISSIONER SANFORD: Andrew, would he  
18 like to second?

19 COMMISSIONER IMPASTATO: No, no. I  
20 think --

21 COMMISSIONER SANFORD: But you said you  
22 wanted itemized --

23 (Simultaneous crosstalk.)

24 COMMISSIONER IMPASTATO: No, no, no.

25 Director, will your staff be sending out an itemized

1 list of activities that our counsel does?

2 EXECUTIVE DIRECTOR RECKO: I will be  
3 glad, if requested, to send out that list.

4 CHAIRWOMAN REYES: I think --  
5 (Simultaneous crosstalk.)

6 CHAIRWOMAN REYES: Could I say  
7 something?

8 COMMISSIONER RUSSO: What's the story  
9 here?

10 CHAIRWOMAN REYES: I just want to say  
11 that I don't think anyone has really -- anyone has  
12 an issue when documentation is requested, and it's  
13 kind of, I guess we're respectful of the time that  
14 we're asking that and how, you know, how long it may  
15 take the Director and his staff to actually get it  
16 to us, I think as long as we know that it's going to  
17 take time and we're not going to get it, we asked  
18 for it today, and we're not going to get it an hour  
19 later, I think the Director has always been very  
20 receptive to getting us the information.

21 COMMISSIONER IMPASTATO: Yes. For  
22 example, I requested how much money is being spent  
23 by each Commissioner to attend different  
24 conferences, and the Director in a timely fashion  
25 was more than appropriate in getting that

1 information and includes it in every -- it's on  
2 here. So that's exactly the same sample as what  
3 we're requesting here, so I don't think --

4 EXECUTIVE DIRECTOR RECKO: And I would  
5 be glad --

6 (Simultaneous crosstalk.)

7 CHAIRWOMAN REYES: Okay. So can we  
8 just move forward. I just kind of want to move  
9 along. So there's a motion on the floor.

10 COMMISSIONER SANFORD: Excuse me.

11 CHAIRWOMAN REYES: There's a first  
12 motion on the floor, which you asked for,  
13 Commissioner Sanford, for an itemized monthly list  
14 of bills. Is there a second on the floor? There is  
15 not, so the motion fails.

16 You asked for another motion,  
17 Commissioner Sanford?

18 COMMISSIONER SANFORD: Well, no, I'm  
19 going to speak to your comments about the timeliness  
20 of information being given to the Commissioners.  
21 There is a lot, a great deal of information that I  
22 had asked from the Director, his staff, and from  
23 counsel, which I have been denied, and I am getting  
24 the runaround. So it's great that everybody else  
25 seems to be getting first rate treatment and getting

1 that information very quickly, but this Commissioner  
2 is not getting the information.

3 (Simultaneous crosstalk.)

4 CHAIRWOMAN REYES: I apologize, if  
5 that's how you feel. Again, I'm not here -- I'm not  
6 here to go back and forth with you. I think we've  
7 addressed this month after month. I think it's  
8 absolute nonsense. You obviously know what you need  
9 to do, there are laws in place. If you're not  
10 getting it the way you feel that you're getting it,  
11 OPRA it. You have 30 days to get it. It's just --

12 (Simultaneous crosstalk.)

13 COMMISSIONER SANFORD: I have another  
14 question for counsel.

15 EXECUTIVE DIRECTOR RECKO: I also need  
16 to rebut that. I'm sorry. I must. Because we  
17 asked Commissioner Sanford two months ago to give me  
18 an itemized list of what he wanted from me. I never  
19 received that.

20 CHAIRWOMAN REYES: Thank you.

21 EXECUTIVE DIRECTOR RECKO: He has  
22 e-mailed my staff, I've told him very clearly that  
23 you should e-mail me for information. You will not.  
24 So for you to say that you have requested  
25 information from me and I have not given it to you

1 is completely untrue.

2 CHAIRWOMAN REYES: Thank you.

3 EXECUTIVE DIRECTOR RECKO: All you need  
4 to do is e-mail me and I will look into getting  
5 that --

6 CHAIRWOMAN REYES: So, Director, what  
7 I'm --

8 (Simultaneous crosstalk.)

9 COMMISSIONER SANFORD: Can I answer  
10 what the Director just said?

11 (Simultaneous crosstalk.)

12 CHAIRWOMAN REYES: Excuse me. One at a  
13 time please.

14 Okay, go ahead, Matt.

15 ATTORNEY M. FITZPATRICK: I appreciate  
16 it, Madam Chair. And I will point out to the extent  
17 that anything is requested from us, we will always  
18 answer anything that is within our purview. If it's  
19 a request for records of the Authority or things  
20 like that, we have always directed Commissioner  
21 Sanford to the Director, which is the appropriate  
22 channel for requesting that information.

23 COMMISSIONER SANFORD: So I'd like to  
24 respond to the Director.

25 CHAIRWOMAN REYES: I'm so sorry.



1 That's my children, they're to get in the building.

2 COMMISSIONER RUSSO: Madam Chair, I  
3 just wanted to make one comment, and I think the  
4 conversation is absolutely warranted, so I would  
5 love to continue it, but I don't know if it  
6 necessarily has anything to do with the vote that  
7 we're about to take. So I would just suggest we  
8 take the vote on the bills, and then we can most  
9 certainly get back into the conversation, just  
10 for -- kind of move the -- evening forward.

11 COMMISSIONER SANFORD: So I still want  
12 to respond to what the Director just said.

13 CHAIRWOMAN REYES: I think that --

14 COMMISSIONER SANFORD: What he said is  
15 completely untrue. I requested access to the list  
16 of RFQ respondents and their presentations back in  
17 the summer of last year, and I did not receive that  
18 information from the Director.

19 CHAIRWOMAN REYES: Okay. And I think  
20 the Director was very clear. Again, we're not going  
21 to spend an hour back and forth with this --

22 COMMISSIONER SANFORD: I got one more  
23 question for --

24 CHAIRWOMAN REYES: Because we do this,  
25 and as I stated, we are not going to go back and

1           forth with this. What we're going to do now is vote  
2           on the resolution in front of us, which is the list  
3           of bills, and then you can go back to what you have  
4           to say. And as soon as your done, I'd like to put  
5           something on the floor as well.

6                         ATTORNEY M. FITZPATRICK: So just for  
7           housekeeping purposes, Madam Chair --

8                         CHAIRWOMAN REYES: Yes.

9                         ATTORNEY M. FITZPATRICK: -- I believe  
10          there is a motion --

11                         (Simultaneous crosstalk.)

12                         CHAIRWOMAN REYES: Motion on the floor.

13                         ATTORNEY M. FITZPATRICK: -- on the  
14          floor to amend the list of bills, a motion --

15                         CHAIRWOMAN REYES: All right. So is  
16          there --

17                         ATTORNEY M. FITZPATRICK: -- by  
18          Commissioner Sanford that has not been addressed  
19          yet.

20                         CHAIRWOMAN REYES: Okay. So is there a  
21          second to amend the bills? No. So the motion  
22          fails.

23                         Can we move forward?

24                         ATTORNEY M. FITZPATRICK: So now the  
25          matter before you is the resolution as presented.

1 CHAIRWOMAN REYES: Correct. Can we  
2 move forward with the --

3 EXECUTIVE DIRECTOR RECKO: Anthony  
4 Forbes?

5 CHAIRWOMAN REYES: Who's the first and  
6 the second? I'm sorry. Okay. Sorry.

7 EXECUTIVE DIRECTOR RECKO: Anthony  
8 Forbes?

9 COMMISSIONER FORBES: Yes.

10 EXECUTIVE DIRECTOR RECKO: Andrew  
11 Impastato?

12 COMMISSIONER IMPASTATO: Yes.

13 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

14 COMMISSIONER LEWIT: Yes.

15 EXECUTIVE DIRECTOR RECKO: Barbara  
16 Reyes?

17 CHAIRWOMAN REYES: Yes.

18 EXECUTIVE DIRECTOR RECKO: Michael

19 Russo?

20 COMMISSIONER RUSSO: Aye.

21 EXECUTIVE DIRECTOR RECKO: James

22 Sanford?

23 COMMISSIONER SANFORD: No.

24 EXECUTIVE DIRECTOR RECKO: Erica

25 Seitzman?

COMMISSIONER SEITZMAN: Yes.

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1 CHAIRWOMAN REYES: Okay.

2 So, Commissioner Sanford, I'm going to  
3 give you the floor again.

4 COMMISSIONER SANFORD: Thank you.

5 So, Counsel.

6 ATTORNEY M. FITZPATRICK: Yes,  
7 Commissioner.

8 COMMISSIONER SANFORD: Prior to the  
9 censure, I requested of counsel the Authority's  
10 contract with your law firm.

11 Are you aware of those e-mail, in  
12 writing requests?

13 ATTORNEY M. FITZPATRICK: Yes.

14 COMMISSIONER SANFORD: Why have I not  
15 been given your firm's contract with this Authority?

16 ATTORNEY M. FITZPATRICK: Because that  
17 is a request that I believe should appropriately be  
18 made through the Director and the Authority.  
19 Essentially, that is a request for --

20 COMMISSIONER SANFORD: Is the contract  
21 with the Authority or with the Director?

22 ATTORNEY M. FITZPATRICK: The contract  
23 is with the Authority.

24 CHAIRWOMAN REYES: Correct.

25 COMMISSIONER SANFORD: Correct. So we

1 are the Board of Commissioners that approve that  
2 contract. As a Commissioner, I am one of the  
3 clients represented by you as counsel.

4 ATTORNEY M. FITZPATRICK: I would  
5 disagree with the fact that you would be the client.  
6 The Authority itself is the client.

7 COMMISSIONER SANFORD: And the Board of  
8 Commissioners?

9 ATTORNEY M. FITZPATRICK: You are one  
10 voting member of the Board of Commissioners, but the  
11 Board itself is our client.

12 COMMISSIONER SANFORD: Okay. So the  
13 Board itself is, then, been the client.

14 ATTORNEY M. FITZPATRICK: Uh-huh.

15 COMMISSIONER SANFORD: I make a motion  
16 amongst this Board to release the contract for legal  
17 services to Commissioner Sanford.

18 CHAIRWOMAN REYES: Sure. So there's  
19 another motion on the floor, is there anyone who  
20 would like to second it? No one would like to  
21 second it? Motion fails. Can we move on?

22 COMMISSIONER SANFORD: So why are your  
23 legal services, your contract, being denied to this  
24 Commissioner?

25 ATTORNEY M. FITZPATRICK: At least on

1 our end, Commissioner, nothing is being denied to  
2 you.

3 COMMISSIONER SANFORD: No, I --

4 ATTORNEY M. FITZPATRICK: Excuse me,  
5 Commissioner, you asked a question. Can you please  
6 let me --

7 COMMISSIONER SANFORD: You just  
8 answered it.

9 ATTORNEY M. FITZPATRICK: -- can you  
10 please let me finish my answer? You've requested  
11 something from us that is a record of the Authority,  
12 that record is maintained by the secretary and  
13 contracting officer of the Authority, which is  
14 Director Recko. So that request should  
15 appropriately go through Director Recko, which we  
16 have told you numerous times.

17 COMMISSIONER SANFORD: Yeah, numerous  
18 times over the last two years --

19 ATTORNEY M. FITZPATRICK: To my  
20 understanding, that request has not been made of  
21 Director Recko, it's been made of several members of  
22 his staff, but it has not been made, to my  
23 knowledge, in writing to Director Recko. And I  
24 believe you were told at the last meeting that about  
25 a week was a reasonable time period, and any

1 requests for documentation that you had, for  
2 particularly in that instance you asked about  
3 contract documents, if they were made to Mr. Recko  
4 they would be responded to within about a week. To  
5 my knowledge, after that meeting, no such requests  
6 for our contract was made. Prior to that meeting no  
7 such request of Director Recko was made in writing.

8 COMMISSIONER SANFORD: Well, for the  
9 record, I decided not to put out that request  
10 because I did not want to interfere with anybody's  
11 holidays, and I also knew that we had a conference  
12 during the first week of January. So you can't  
13 expect that request in writing, which is a brand-new  
14 activity that is being required of this  
15 Commissioner, because over 13 years of being a  
16 Commissioner, I have never had to go through all  
17 these bells and whistles and jump through hoops to  
18 get this information. Now, there was a point in  
19 time where the Director would just give me the  
20 information, even if I requested it at a meeting. I  
21 did not have to put it in writing. And I'm  
22 concerned why I have to put everything in writing  
23 now.

24 But back to the list of bills, legal  
25 services, and your contract, okay, I assert as a



1 member of this Board, as a Commissioner, that I have  
2 every right to review the list of bills to  
3 understand the billing and the contract. That is  
4 why I want it.

5 ATTORNEY M. FITZPATRICK: And I don't  
6 challenge that at all. I totally agree with that,  
7 Commissioner. That's why we provide detailed list  
8 of bills every time we bill, which is usually  
9 monthly, sometimes it's less frequent, in this case  
10 it was two months. And we've provided that detailed  
11 list of bills on every invoice we've issued to the  
12 Authority in the almost nine years that we've been  
13 of service to the authority.

14 COMMISSIONER SANFORD: Then I would  
15 just like to repeat the motion. To release --

16 CHAIRWOMAN REYES: We have a motion on  
17 the floor to release the four that Commissioner  
18 Sanford is requesting. Is there a second on the  
19 floor? There is not. Your motion fails.

20 Counsel, I have a question for you. So  
21 the honest truth is that this actually takes up a  
22 lot of our time while we're at this meeting, right.  
23 Do I have a right to put a resolution in front of  
24 the Board concerning something like this, that I  
25 just thought of, and I don't know if I may have my

1 colleagues' backing or not. If that's something  
2 that I can do, I just --

3 ATTORNEY M. FITZPATRICK: You can make  
4 any motion from the floor. I'm not sure what you  
5 mean about specifically have the right --

6 CHAIRWOMAN REYES: So I think we're  
7 going back and forth, where Commissioner Sanford has  
8 been asked repeatedly through the meetings that  
9 we've had, and I know we're speaking specifically  
10 last month, but I can say maybe the last six months,  
11 has been asked numerous times, please put your  
12 request directly into the Director's -- into the  
13 Director and give him a certain amount of time to  
14 get the information back. Obviously, that has not  
15 happened. So my concern is that we come here and  
16 it's like we're going over and over and over again  
17 what we've been going through after six months.

18 So I would like to put a resolution on  
19 the Board to ask every Commissioner that would like  
20 to obtain any information, they must send it to the  
21 Director of the Housing Authority, first of all, not  
22 any of his employees at all, it goes through the  
23 Director, and that they -- he is given at least 14  
24 days to respond. If -- I would like to put that on  
25 the floor, if I have a motion.

1 COMMISSIONER SEITZMAN: Motion.

2 CHAIRWOMAN REYES: A second?

3 COMMISSIONER RUSSO: Yeah, absolutely.

4 I'll second that.

5 COMMISSIONER SEITZMAN: Motion.

6 CHAIRWOMAN REYES: Can we call the vote  
7 on --

8 COMMISSIONER SANFORD: Wait, discussion  
9 on that motion.

10 CHAIRWOMAN REYES: Sure. And this is  
11 for every -- let's make sure that we understand,  
12 this is not for one or another Commissioner, this is  
13 for every single Commissioner here. Okay?

14 COMMISSIONER SANFORD: So at the last  
15 meeting when I was asking the Director when he could  
16 provide the information, the director replied one  
17 week.

18 CHAIRWOMAN REYES: Uh-huh.

19 COMMISSIONER SANFORD: Why are you now  
20 increasing it to two seeks?

21 CHAIRWOMAN REYES: Because I think it's  
22 only fair. I don't know if you realize the amount  
23 of time that not only the Director but the staff  
24 that sits here puts into the Housing Authority, and  
25 I can relate. I live there, so I see it, so I know

1           how much time they -- how every day they go in, I'm  
2           pretty sure this happens, they go in with their  
3           mindset that I'm going to work on this today, and  
4           you get into the office, and it's just not what  
5           happens, because we have a thousand things going on  
6           outside of the Housing Authority that then they have  
7           to tackle.

8                         So if we really want to be logistical  
9           and be appropriate and give the Director and the  
10          staff the appropriate time, because when we're  
11          requesting something from the Director, I'm pretty  
12          sure the Director is privy to all the information,  
13          but he doesn't have it on his desk because we just  
14          happened to ask for it. So he then requests who  
15          whoever is responsible for that information to get  
16          it to him, and he'll review it before he sends it  
17          out. Correct or wrong?

18                        EXECUTIVE DIRECTOR RECKO: That's  
19          right --

20                        CHAIRWOMAN REYES: So I think 14 days,  
21          with everything that the Housing Authority goes  
22          through, and I have both directors here, who I'm  
23          pretty sure understand what I'm saying, the Director  
24          of Management and Director Recko, I think 14 days is  
25          reasonable. OPRA says 30. So I think we cut it in

1 half.

2 COMMISSIONER SANFORD: So that's a  
3 lovely thought, whether it's one day, one week, or  
4 two weeks, the Director and his staff are not  
5 providing information.

6 CHAIRWOMAN REYES: Well, you're not  
7 requesting it appropriately. You come here, you  
8 come here --

9 COMMISSIONER SANFORD: I am requesting  
10 it appropriately --

11 ATTORNEY M. FITZPATRICK: No, you're  
12 not --

13 (Simultaneous crosstalk.)

14 COMMISSIONER SANFORD: I put it in  
15 writing, I have put it on the record during public  
16 meetings.

17 CHAIRWOMAN REYES: You put it in  
18 writing to everyone except the Director, as he asked  
19 you to in several meetings. So I -- after this  
20 meeting, this month, I just want to make sure that,  
21 and I hope everybody agrees, I don't think we should  
22 go back to the same thing that we've been going  
23 three. You are now asked once again that if you'd  
24 like the information, provide it to the Director, in  
25 writing, with a list of everything that you would

1           like, and I'm asking now, I have a resolution on the  
2           floor or a motion on the floor, that we give him 14  
3           days to provide that to you.

4                        COMMISSIONER SANFORD:   And we are in  
5           discussion --

6                        CHAIRWOMAN REYES:    Sure.  Commissioner  
7           Sanford -- Commissioner Russo, you can have the  
8           floor now.

9                        COMMISSIONER RUSSO:   I just don't -- I  
10          don't understand what the difficulty is to -- I'm  
11          assuming most of your requests have been in e-mail.  
12          I don't think you wrote out a letter and mailed it  
13          through snail mail, I'm assuming it's through  
14          e-mail, copying the Director on that e-mail, I don't  
15          understand what that -- why that's so difficult for  
16          you as a Commissioner to ask our Executive Director  
17          for the information that you're requesting.

18                       I mean, I'll give an example.  At the  
19          City, right, when I request information, I allow for  
20          an appropriate amount of time.  I ask the City for  
21          all the information associated with our recreation  
22          programs, I mean all of the information, the  
23          budgeting, all of it, who works in those programs,  
24          what they're doing, I'm waiting six months for that,  
25          right.  But that's an appropriate amount of time for

1 that request. I didn't ask a very simple question  
2 that could be answered in -- or an immediate reply.

3 So I think having a set standard is not  
4 such a bad idea. In some instances, 14 days may be  
5 a very short amount of time in a situation like I  
6 just described. So that's two things. One, the  
7 request would have to be appropriate, and the reply  
8 would have to be appropriate to that request, right?  
9 And then adding a second e-mail to something that  
10 you are about to send out anyway, for me, doesn't --  
11 I don't understand it. So please enlighten me and  
12 let me know why copying the Director is such a  
13 difficult thing for you.

14 COMMISSIONER SANFORD: Absolutely, I  
15 will agree.

16 CHAIRWOMAN REYES: I really feel --

17 COMMISSIONER SANFORD: May I respond?

18 CHAIRWOMAN REYES: Commissioner, I'm  
19 speaking.

20 Councilman Russo, Commissioner Russo,  
21 I -- the whole purposes of this is I want to  
22 eliminate the Commissioners going to the staff.  
23 There is no reason for us to go directly to the  
24 staff. We do not oversee the Hoboken Housing  
25 Authority staff. The Director sees the staff --

1 oversees the staff. Any request that is needed  
2 should go directly through the Director. Period.  
3 And the Director will then approach his staff, his  
4 appropriate staff, to obtain whatever information is  
5 requested.

6 I just don't feel -- because I think  
7 this is where we're falling into these issues,  
8 there's e-mails going to everyone else. The  
9 Director's probably the last one to find out after  
10 the e-mails are continuously happening, and this is  
11 why we're sitting here, right. So our job as  
12 Commissioners, and if we all did our classes we're  
13 very well away that we oversee the Director, we do  
14 not oversee the employees, every request should go  
15 through the Director. Period.

16 COMMISSIONER SEITZMAN: That's it.

17 CHAIRWOMAN REYES: That's it.

18 Is that okay with you, Director?

19 EXECUTIVE DIRECTOR RECKO: That's fine.

20 I would like to make sure that it's worded such that  
21 I would have to respond to that e-mail in 14 days,  
22 because if there's something that took 21 days --

23 (Simultaneous crosstalk.)

24 EXECUTIVE DIRECTOR RECKO: Let's say  
25 this is going to take a couple days longer.



1                   CHAIRWOMAN REYES: So, Matt, is there  
2 any way we could word that somehow so we could put  
3 it on the record and then call the vote if there's a  
4 second -- well, I think I have a second -- a first  
5 and a second.

6                   COMMISSIONER SANFORD: I would like to  
7 respond to Commissioner Russo first.

8                   CHAIRWOMAN REYES: Sure, Director  
9 Sanford -- I mean Commissioner Sanford.

10                  COMMISSIONER SANFORD: So my  
11 communication with the Director, my e-mails to the  
12 Director are not done within a vacuum, there is  
13 context. I've been on this Board for almost 13  
14 years.

15                  CHAIRWOMAN REYES: Uh-huh --

16                  COMMISSIONER SANFORD: I didn't  
17 interrupt you. I'm trying to answer --

18                  CHAIRWOMAN REYES: Uh-huh.

19                  COMMISSIONER SANFORD: -- Commissioner  
20 Russo.

21                  CHAIRWOMAN REYES: Okay.

22                  COMMISSIONER SANFORD: There was a  
23 point in time where if I requested information --

24                  CHAIRWOMAN REYES: We're in a new point  
25 in time, with changes being made.

1                   COMMISSIONER SANFORD: I did not  
2 interrupt you.

3                   CHAIRWOMAN REYES: Okay. Well, I want  
4 to move forward. I have given you the floor for  
5 over 30 minutes, so this is -- go ahead, go ahead,  
6 Director. Oh, I can.

7                   UNIDENTIFIED SPEAKER: I have kids to  
8 go home to.

9                   COMMISSIONER SANFORD: There were --  
10 there was a time where I would simply ask the  
11 Director a question, ask for information, and there  
12 was none of this one-week time frame.

13                  CHAIRWOMAN REYES: Okay.

14                  COMMISSIONER SANFORD: The information  
15 would just be --

16                  CHAIRWOMAN REYES: Times have changed.

17                  COMMISSIONER SANFORD: Times have  
18 changed.

19                  CHAIRWOMAN REYES: Yes, they have.

20                  COMMISSIONER SANFORD: I'm trying to  
21 understand when those times changed.

22                  CHAIRWOMAN REYES: It doesn't matter  
23 when they'd changed, there's procedures and  
24 protocols that have changed.

25                               (Simultaneous crosstalk.)

1                   CHAIRWOMAN REYES: But go ahead, I have  
2 given you the floor.

3                   COMMISSIONER SANFORD: You're not  
4 letting me answer.

5                   To answer Commissioner Russo, I have  
6 over the past year sent multiple e-mails to the  
7 Director. The Director has ignored those e-mails,  
8 those written requests. Once the Director stopped  
9 replying to me, started ignoring those  
10 communications, I then did the next logical thing,  
11 which is to address them with staff, who over the  
12 last 13 years I have also gotten to know, have  
13 reached out to directly, and there was absolutely  
14 nothing wrong --

15                  CHAIRWOMAN REYES: And I think that's  
16 the problem, that we got too comfortable with  
17 actually speaking directly to the staff, which  
18 should have never happened, because as Commissioners  
19 we do not oversee the staff.

20                  COMMISSIONER SANFORD: I'm not done.  
21 To answer Commissioner Russo --

22                  CHAIRWOMAN REYES: Okay. You're  
23 answering.

24                  COMMISSIONER SANFORD: -- and the  
25 chair, there is -- it is absolutely essential that

1 the Commissioners be able to communicate with  
2 staff --

3 CHAIRWOMAN REYES: With the Director.

4 COMMISSIONER SANFORD: -- and with the  
5 Director --

6 CHAIRWOMAN REYES: No you don't need --  
7 you do not need to communicate with the staff,  
8 absolutely not.

9 COMMISSIONER SANFORD: Absolutely.  
10 Because if you --

11 (Simultaneous crosstalk.)

12 CHAIRWOMAN REYES: I absolutely do not  
13 think so.

14 COMMISSIONER SANFORD: -- if you have  
15 your way and everything goes through the Executive  
16 Director, then I guarantee you that Carmelo Garcia  
17 would still be the Executive Director of this  
18 Housing Authority because --

19 CHAIRWOMAN REYES: Oh, God.

20 COMMISSIONER SANFORD: -- that is  
21 exactly the rule he put in place --

22 CHAIRWOMAN REYES: And this is the  
23 problem, this is why we have new times and changes  
24 in place, and I'm not going to continue to give --

25 COMMISSIONER SANFORD: New times are a

1 lot like the old times.

2 CHAIRWOMAN REYES: Okay, if that's what  
3 you think, if that's your opinion, I think I've seen  
4 a lot of change, I think the Board, who's been here  
5 and have actually done things for the residents,  
6 also believe the same thing. And, unfortunately,  
7 you keep dwelling on the past. The past is the  
8 past. It's a shame that you continuously bring up  
9 something that happened. It happened. It's over  
10 with. I don't even know why we're still speaking  
11 about it.

12 COMMISSIONER SEITZMAN: We shouldn't be  
13 speaking about it.

14 CHAIRWOMAN REYES: We shouldn't even be  
15 speaking about it.

16 COMMISSIONER SANFORD: We should be  
17 speaking about it.

18 CHAIRWOMAN REYES: No, we should not.  
19 Why should we?

20 COMMISSIONER SEITZMAN: Madam Chair,  
21 may I have say something?

22 Commissioner Sanford, you were in the  
23 room with me in San Diego, because I saw you in the  
24 front, and you were in the room when they gave the  
25 training on the Executive Director, and you were in

1 the room when they told everybody in that room, you  
2 are the oversight, the Executive Director is in  
3 charge. You are not to talk to staff. They said it  
4 out loud in California. I could get it on a  
5 videotape. They were very clear of what the Board  
6 does. They were very clear of what our  
7 responsibilities were are. You are responsible for  
8 the Executive Director, they are responsible for  
9 everybody else. You are responsible for the  
10 oversight as a whole. If -- in fact, our Board is  
11 doing very well. We get reports, we get oversights,  
12 we get meetings, notes.

13 (Simultaneous crosstalk.)

14 CHAIRWOMAN REYES: You chose not to be  
15 part of committees, you would obtain a lot of  
16 information.

17 COMMISSIONER SEITZMAN: -- other  
18 cohorts is when I was there talking do not get. We  
19 get all the information and then some. So I'm very  
20 proud that -- of the Executive Director and the team  
21 for just giving the information. We very rarely  
22 have to ask, if we have to tweak, they're happy to  
23 do it, they're not perfect, nobody's perfect. But  
24 you were in the room when they said this. So you  
25 can't tell me that you were not there when they said



1 asking the staff.

2 COMMISSIONER SANFORD: I have been  
3 asking the staff questions for years.

4 CHAIRWOMAN REYES: Exactly. Times have  
5 changed, protocols have changed, new things have  
6 been put in place, and I'm sorry --

7 COMMISSIONER SANFORD: You've  
8 stonewalled this Commissioner.

9 CHAIRWOMAN REYES: -- and I'm so sorry  
10 that you don't get the information that you want.  
11 And I know you're saying, well, you know, the  
12 Director didn't answer my e-mails.

13 COMMISSIONER SANFORD: You're not  
14 sorry, no.

15 CHAIRWOMAN REYES: Do you know -- no, I  
16 am, I am, because I'm sorry that you feel that it's  
17 only you. Do you know how many e-mails I probably  
18 have sent to the Executive Director that have gone  
19 unanswered? But you know what I do? I pick up the  
20 phone and I call the Director, and say, Director, I  
21 sent you an e-mail, did you have a chance to look at  
22 it? When you do, can you please get back to me?

23 Director, have I or have I not done  
24 that to you?

25 EXECUTIVE DIRECTOR RECKO: And then I



1 look and I get back to you.

2 CHAIRWOMAN REYES: It's that simple,  
3 but, unfortunately, when you don't want to open your  
4 line of communication, you come here and you put on  
5 a show like you honestly care about what's going on  
6 here or our residents. You refuse to participate in  
7 any committee to obtain any information that you can  
8 get, and then you wanted us to spend an hour on your  
9 nonsense, because it's nonsense. We hear from you  
10 today, and we don't hear from you till next month,  
11 and that's the honest truth. So I close this now --

12 COMMISSIONER SANFORD: Madam hair,  
13 I'm sure if you wanted to close your relationship  
14 with the Director, that's great --

15 CHAIRWOMAN REYES: I don't want --

16 COMMISSIONER SANFORD: But the Director  
17 is not answering my questions.

18 EXECUTIVE DIRECTOR RECKO: I disagree  
19 totally. I have not gotten those e-mails from  
20 that --

21 CHAIRWOMAN REYES: Sanford, Sanford,  
22 you refuse to communicate with anyone on this Board.  
23 So if you expect me to believe that you picked up  
24 the phone and contacted the Director, you are non-

25 (Simultaneous crosstalk.)

1                   COMMISSIONER SANFORD: I used to. I  
2 used to.

3                   CHAIRWOMAN REYES: You used to, so  
4 thank you very much. Thank you for putting it on  
5 the record.

6                   So, Matt, can we move forward with  
7 the -- with what I placed on the floor, and as the  
8 Director asked, could we just make it formal so we  
9 can have a vote?

10                  ATTORNEY M. FITZPATRICK: So the matter  
11 before you, Madam Chair, is there is a motion and a  
12 second for a resolution to adopt a policy whereby  
13 any requests for information from the Authority by  
14 individual Commissioners would go through the  
15 Director, and I believe it was with a 14-day period  
16 for the Director to respond.

17                  CHAIRWOMAN REYES: And we would like to  
18 add as long as the Director responds, correct?

19                  EXECUTIVE DIRECTOR RECKO: Right. A  
20 response.

21                  ATTORNEY M. FITZPATRICK: And I will  
22 point out to you, I know there was a mention of  
23 OPRA, not that you have to track OPRA exactly, but  
24 as the Commissioner pointed out, the first thing is  
25 OPRA is seven business days, and it leaves open the

1 provision, depending upon the request, that leaves  
2 open the ability for the custodian of the records,  
3 which in this case would be the Director, to go back  
4 and say, well, this is a relatively time-intensive  
5 request in order to be able to respond to that, and  
6 we expect to have a response to you by X date, and  
7 that could be an extra week, it could be six months,  
8 as the Commissioner alluded to.

9 CHAIRWOMAN REYES: So my question is  
10 you're saying that it's seven days, but doesn't the  
11 City have 30 days for OPRA?

12 ATTORNEY M. FITZPATRICK: No.

13 COMMISSIONER RUSSO: No, OPRA, OPRA  
14 response is there's a response within seven business  
15 days.

16 CHAIRWOMAN REYES: A response. Okay.  
17 So a response.

18 (Simultaneous crosstalk.)

19 ATTORNEY M. FITZPATRICK: As long as  
20 that response is that's going to take more time. So  
21 what I was going to say is, in terms of the time,  
22 the number of days for the initial response, I'll  
23 leave that up to you, but I think it would be  
24 reasonable to track OPRA to a certain extent with  
25 respect to the possibility that the initial response

1 is that's going to take me more time and a response  
2 to the Commissioner, here's when I expect to have  
3 that response to you.

4 CHAIRWOMAN REYES: Okay.

5 ATTORNEY M. FITZPATRICK: So I think  
6 that would be reasonable.

7 COMMISSIONER SANFORD: So are  
8 Commissioner responses going to be geared towards  
9 OPRA requirements now, is that -- that's what I'm  
10 hearing?

11 ATTORNEY M. FITZPATRICK: It's up to  
12 the Board. I'm just recommending in terms of the  
13 size of the request, that it might not be the worst  
14 idea to track OPRA in terms of that specific  
15 language.

16 CHAIRWOMAN REYES: So we can do --  
17 Director, because obviously this is actually going  
18 to affect you more than anyone else, if we were to  
19 switch it to the seven days, with a response within  
20 the seven days, but obviously the response could  
21 actually say, well, Commissioner Reyes, you can't  
22 get it for another 30 days, I'll be working on it.

23 Would that be something feasible?

24 EXECUTIVE DIRECTOR RECKO: Well,  
25 possibly, but I don't see anything wrong with the

1 resolution as was just stated by counsel.

2 CHAIRWOMAN REYES: Okay.

3 EXECUTIVE DIRECTOR RECKO: That I get  
4 14 days to respond, and my response. And if it's  
5 going to take longer, it would take longer.

6 CHAIRWOMAN REYES: So we can keep it  
7 like that.

8 (Simultaneous crosstalk.)

9 CHAIRWOMAN REYES: What I do want to  
10 emphasize is that -- what I would like to emphasize  
11 is that I need this resolution to state that  
12 anything requested from any Commissioner on this  
13 Board must go through the Executive Director.

14 COMMISSIONER SEITZMAN: Yes.

15 CHAIRWOMAN REYES: In the event that  
16 the Executive Director is not there, I know Frank  
17 oversees, so I don't know how that would work, I  
18 guess, but for right now for the resolution purpose,  
19 it would be it would go directly through the  
20 Executive Director and no other staff member.

21 ATTORNEY M. FITZPATRICK: And I'll  
22 point out, Madam Chair, that you would have a couple  
23 of options. You could consider this resolution  
24 today, you could wait until next month.

25 CHAIRWOMAN REYES: No.

1                   ATTORNEY M. FITZPATRICK: You also have  
2 the ability at any time to amend whatever policy you  
3 adopt.

4                   CHAIRWOMAN REYES: So I would like to  
5 take a vote on this.

6                   ATTORNEY M. FITZPATRICK: If you amend  
7 something today and you decide it's not working, you  
8 can amend that at a future meeting, whenever that  
9 is.

10                  CHAIRWOMAN REYES: Can we do that? Can  
11 we take a vote on it today? As the Director stated,  
12 so 14 days within his reply, and all communication  
13 has to go directly through the Director.

14                  EXECUTIVE DIRECTOR RECKO: Call the  
15 vote.

16                  ATTORNEY M. FITZPATRICK: And I'm  
17 sorry, Madam Chair, if I could, you also could adopt  
18 it today, and then if you want to make sure you fine  
19 tune, you would ratify it at a future meeting --

20                  CHAIRWOMAN REYES: Okay.

21                  ATTORNEY M. FITZPATRICK: -- if you're  
22 more comfortable with that.

23                  CHAIRWOMAN REYES: Can be do that  
24 today, and then if we need to change anything, then  
25 we can ratify it later on at another meeting. Would

1 that be okay?

2 COMMISSIONER RUSSO: Call the vote.

3 That works.

4 CHAIRWOMAN REYES: Okay. So, Matt, do  
5 you want to say the entire resolution before we vote  
6 on it, I know there's a --

7 ATTORNEY M. FITZPATRICK: As I  
8 understand it, what's being considered. So it would  
9 be a policy that any request for information, is  
10 that what you wanted?

11 CHAIRWOMAN REYES: Any, any type of  
12 information, any request.

13 ATTORNEY M. FITZPATRICK: Any  
14 request --

15 CHAIRWOMAN REYES: From the Housing  
16 Authority.

17 ATTORNEY M. FITZPATRICK: -- for  
18 information pertaining to Housing Authority  
19 business.

20 CHAIRWOMAN REYES: Uh-huh.

21 ATTORNEY M. FITZPATRICK: Would be  
22 required to go through the Executive Director, and  
23 the Executive Director would have 14 calendar days?

24 COMMISSIONER SEITZMAN: Business  
25 days --

1 ATTORNEY M. FITZPATRICK: Business  
2 days?

3 CHAIRWOMAN REYES: Business days.

4 ATTORNEY M. FITZPATRICK: What your  
5 preference is.

6 (Simultaneous crosstalk.)

7 CHAIRWOMAN REYES: I don't know. I  
8 would say business days.

9 ATTORNEY M. FITZPATRICK: Fourteen  
10 business days to respond to that request, and to the  
11 extent that the response would reasonably take more  
12 than 14 business days for the substance, then the  
13 response from the Director would be to reply to the  
14 Commissioner with a time period in which the  
15 Commissioner could expect that response.

16 CHAIRWOMAN REYES: Correct.

17 ATTORNEY M. FITZPATRICK: Does that  
18 work?

19 CHAIRWOMAN REYES: That works for me.  
20 Does that work for you guys?

21 COMMISSIONER RUSSO: That works.

22 CHAIRWOMAN REYES: Okay.

23 COMMISSIONER RUSSO: Let's just do it.

24 CHAIRWOMAN REYES: Okay. So motion?

25 COMMISSIONER SEITZMAN: We have a



1 motion.

2 CHAIRWOMAN REYES: We have a motion.

3 COMMISSIONER RUSSO: There's a motion  
4 and a second.

5 CHAIRWOMAN REYES: Okay. So could you  
6 call the vote, Director.

7 EXECUTIVE DIRECTOR RECKO: Anthony  
8 Forbes?

9 COMMISSIONER FORBES: Before I respond,  
10 I think 14 days is more than enough time. I just  
11 had a request from the food bank in New Jersey, they  
12 want our attendance for breakfast, lunch, and dinner  
13 for the last six months, and they're giving me 30  
14 days, so I think 14 days is sufficient enough to get  
15 the information out. So yes.

16 CHAIRWOMAN REYES: Okay.

17 EXECUTIVE DIRECTOR RECKO: Thank you.

18 COMMISSIONER IMPASTATO: So what was  
19 your vote?

20 COMMISSIONER FORBES: Yes.

21 It was in there.

22 COMMISSIONER RUSSO: You have to e-mail  
23 the director, to the director.

24 COMMISSIONER FORBES: E-mail to the  
25 e-mail.

1 CHAIRWOMAN REYES: Matt.

2 COMMISSIONER SANFORD: I have a  
3 question of counsel.

4 CHAIRWOMAN REYES: No, I think we've  
5 already -- I think we're in the middle of a vote.

6 COMMISSIONER SANFORD: Counsel --  
7 (Simultaneous crosstalk.)

8 EXECUTIVE DIRECTOR RECKO: Andrew  
9 Impastato?

10 COMMISSIONER IMPASTATO: Yes.

11 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

12 COMMISSIONER SANFORD: Counsel, what  
13 happens if information --

14 CHAIRWOMAN REYES: We are in the middle  
15 of a vote, Commissioner Sanford. Okay, well, the  
16 discussions were over. We went on -- we were on  
17 this for 30 minutes.

18 COMMISSIONER SANFORD: Was there a  
19 motion to end discussion? No, there wasn't.

20 COMMISSIONER RUSSO: We never move --

21 CHAIRWOMAN REYES: We never motion, so  
22 we will move on with the vote, Director.

23 COMMISSIONER SANFORD: So, Counsel,  
24 what happens if information --

25 (Simultaneous crosstalk.)

1 CHAIRWOMAN REYES: Commissioner Lewit?

2 COMMISSIONER SANFORD: -- that is  
3 related to a matter that would be voted upon by the  
4 Board?

5 CHAIRWOMAN REYES: Thank you. He said  
6 yes, Director.

7 COMMISSIONER SANFORD: -- that does not  
8 get there to the Commissioner within 14 days --

9 CHAIRWOMAN REYES: Director, could you  
10 call the next person, he said yes, Lewit.

11 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

12 COMMISSIONER SEITZMAN: Aaron said yes.

13 EXECUTIVE DIRECTOR RECKO: Barbara  
14 Reyes?

15 CHAIRWOMAN REYES: Yes.

16 EXECUTIVE DIRECTOR RECKO: Michael  
17 Russo?

18 CHAIRWOMAN REYES: Michael, I'm gong to  
19 ask you not to answer that, just a moment.

20 EXECUTIVE DIRECTOR RECKO: James  
21 Sanford?

22 COMMISSIONER SANFORD: No.

23 EXECUTIVE DIRECTOR RECKO: Erica  
24 Seitzman?

25 COMMISSIONER SEITZMAN: Yes.

1 CHAIRWOMAN REYES: So the resolution  
2 has passed. We can now move onto resolution number  
3 2024-01 --

4 COMMISSIONER SANFORD: I asked a  
5 question of counsel --

6 (Simultaneous crosstalk.)

7 CHAIRWOMAN REYES: I, as the Chair,  
8 have asked that we move forward with the meeting.  
9 And, Commissioner Sanford, if you're  
10 going to continue to interrupt, I have no problem  
11 asking you to be removed from the meeting.

12 COMMISSIONER SANFORD: Go ahead and do  
13 it.

14 CHAIRWOMAN REYES: Okay.

15 COMMISSIONER SANFORD: Counsel --

16 CHAIRWOMAN REYES: So go ahead and  
17 keep --

18 (Simultaneous crosstalk.)

19 COMMISSIONER SANFORD: What happens  
20 when --

21 CHAIRWOMAN REYES: Resolution number --

22 COURT STENOGRAPHER: Hold on. This is  
23 the Court Reporter. This is the Court Reporter.

24 Commissioner Sanford, I have the  
25 Chairwoman speaking. I can only take one person at

1 a time.

2 COMMISSIONER SANFORD: Correct.

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RESOLUTION NO. 2024-01.03

CHAIRWOMAN REYES: So resolution  
No. 2024-01.03.

A resolution of the Housing Authority  
of the City of Hoboken to participate in a  
cooperative purchasing program.

COMMISSIONER SEITZMAN: Motion.

COMMISSIONER RUSSO: Second.

CHAIRWOMAN REYES: Any discussion? No  
discussion. Could we call a vote?

MR. KOTHERITHARA: Anthony Forbes?

COMMISSIONER FORBES: Yes.

EXECUTIVE DIRECTOR RECKO: Andrew  
Impastato?

COMMISSIONER IMPASTATO: Yes.

EXECUTIVE DIRECTOR RECKO: Aaron Lewit.

COMMISSIONER LEWIT: Yes.

EXECUTIVE DIRECTOR RECKO: Barbara  
Reyes?

CHAIRWOMAN REYES: Yes.

EXECUTIVE DIRECTOR RECKO: Michael

Russo?

COMMISSIONER RUSSO: Aye.

EXECUTIVE DIRECTOR RECKO: James  
Sanford?

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COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman?

COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2024-01.04

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-01.04.

4 A resolution of the Hoboken Housing  
5 Authority to reject all bids for Harrison Gardens  
6 physical security enhancements.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Motion --  
9 second.

10 COMMISSIONER SANFORD: Question.  
11 Counsel, using this resolution as an example,  
12 hypothetically, if I were to request information on  
13 this resolution of the Director, 11 days -- or  
14 two -- not -- within the two weeks and I don't get  
15 the information --

16 CHAIRWOMAN REYES: We are not going  
17 back to this.

18 COMMISSIONER SANFORD: And I don't get  
19 that -- I have a question, I'm trying to ask a  
20 question of counsel, Madam Chair.

21 CHAIRWOMAN REYES: It has nothing to do  
22 with this.

23 COMMISSIONER SANFORD: And I'm trying  
24 to get that information --

25 (Simultaneous crosstalk.)



1 CHAIRWOMAN REYES: This is pertaining  
2 to the last resolution, and I'm asking you not to  
3 answer it because we're moving forward.

4 Call the vote, please, director.

5 COMMISSIONER SANFORD: Counsel, are you  
6 going to answer my question?

7 CHAIRWOMAN REYES: Director, call the  
8 vote.

9 ATTORNEY M. FITZPATRICK: The chair,  
10 whoever that is, presides over the meeting. The  
11 chair has asked you to move on. This is not a  
12 question that sounds like it is relevant to this  
13 resolution.

14 CHAIRWOMAN REYES: Pertaining to this  
15 resolution.

16 EXECUTIVE DIRECTOR RECKO: Anthony  
17 Forbes?

18 COMMISSIONER FORBES: Yes.

19 EXECUTIVE DIRECTOR RECKO: Andrew  
20 Impastato?

21 COMMISSIONER IMPASTATO: Yes.

22 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

23 COMMISSIONER LEWIT: Yes.

24 EXECUTIVE DIRECTOR RECKO: Barbara  
25 Reyes?

1 CHAIRWOMAN REYES: Yes.  
2 EXECUTIVE DIRECTOR RECKO: Michael  
3 Russo?  
4 COMMISSIONER RUSSO: Aye.  
5 EXECUTIVE DIRECTOR RECKO: James  
6 Sanford?  
7 COMMISSIONER SANFORD: No.  
8 EXECUTIVE DIRECTOR RECKO: Erica  
9 Seitzman?  
10 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2024-01.05

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-01.05.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to reject all contracts for  
6 Harrison Gardens interior stairwell renovation.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRWOMAN REYES: Discussion?

10 COMMISSIONER RUSSO: Vote.

11 CHAIRWOMAN REYES: Director, call the  
12 vote.

13 EXECUTIVE DIRECTOR RECKO: Anthony

14 Forbes?

15 COMMISSIONER FORBES: Yes.

16 EXECUTIVE DIRECTOR RECKO: Andrew

17 Impastato?

18 COMMISSIONER IMPASTATO: Yes.

19 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

20 COMMISSIONER LEWIT: Yes.

21 EXECUTIVE DIRECTOR RECKO: Barbara

22 Reyes?

23 CHAIRWOMAN REYES: Yes.

24 EXECUTIVE DIRECTOR RECKO: Michael

25 Russo?

1 COMMISSIONER RUSSO: Aye.  
2 EXECUTIVE DIRECTOR RECKO: James  
3 Sanford?  
4 COMMISSIONER SANFORD: No.  
5 EXECUTIVE DIRECTOR RECKO: Erica  
6 Seitzman?  
7 COMMISSIONER SEITZMAN: Yes.  
8 COMMISSIONER RUSSO: Motion to close.  
9 CHAIRWOMAN REYES: Motion to close?  
10 COMMISSIONER SEITZMAN: I have one fast  
11 if the --  
12 CHAIRWOMAN REYES: Sure sure, sorry.  
13 Erica would like to --  
14 COMMISSIONER SEITZMAN: Just very  
15 important, we have a resident who is in need of a  
16 kidney, and you might have seen it on social media,  
17 I believe the Housing Authority has shared it, I  
18 know Barbara has shared, I have shared. So please  
19 keep on the lookout if you know of anybody. There  
20 are lots of generous people out there, and we're  
21 praying for her hopefully that she will be able to  
22 find a kidney donor.  
23 COMMISSIONER RUSSO: Erica, could you  
24 share that again and tag at least me and anyone else  
25 who --

1 COMMISSIONER SEITZMAN: Yes.

2 COMMISSIONER RUSSO: -- so I can make  
3 sure I share -- yeah, thanks. Thank you.

4 COMMISSIONER SEITZMAN: Thank you so  
5 much.

6 (Simultaneous crosstalk.)

7 CHAIRWOMAN REYES: And the Housing  
8 Authority, actually, if you go on the social media  
9 under the Hoboken Housing Authority, it is on our  
10 social media, it was actually put on there, so I  
11 think you guys can share it from there as well.

12 COMMISSIONER FORBES: You only have 14  
13 days, though.

14 CHAIRWOMAN REYES: So motion to close.

15 COMMISSIONER RUSSO: Second.

16 CHAIRWOMAN REYES: All in favor?

17 (Unanimous affirmative voice vote taken at  
18 this time.)

19 CHAIRWOMAN REYES: Have a good night.  
20 everyone.

21 COMMISSIONER RUSSO: Goodnight,  
22 everybody.

23 (Concluded at 8:40 p.m.)

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  
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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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