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

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5
THURSDAY
NOVEMBER 9, 2023
7:00 P.M.

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7
8

HELD IN PERSON AT
221 JACKSON STREET
HOBOKEN, NEW JERSEY

8
BEFORE:

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12
CHAIRPERSON BARBARA REYES
VICE-CHAIRPERSON ERICA SEITZMAN
COMMISSIONER MICHAEL RUSSO
COMMISSIONER ANDREW IMPASTATO
COMMISSIONER ANDREW LEWIT
COMMISSIONER JAMES SANFORD
COMMISSIONER ANTHONY FORBES (via Zoom)

13

APPEARANCES:

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15
FITZPATRICK & WATERMAN, ESQS.,
BY: HAROLD FITZPATRICK, ESQ.
Attorney for the Board.

16
ALSO PRESENT:

17
18
19
MARC A. RECKO, EXECUTIVE DIRECTOR
LOURDES PRIESTLEY, DIRECTOR OF ADMINISTRATION
FRANK MERCHAND, DIRECTOR OF MANAGEMENT
EMIL KOTHERITHARA, CFO
DANIEL PEREZ (absent)

20
21
22
23
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25
THERESA L. TIERNAN, RMR, CCR
CERTIFIED STENOGRAPHIC SHORTHAND REPORTER
(201) 924-7474

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1 CHAIRWOMAN REYES: Can we please stand
2 for the salute to the flag?

3 (Pledge of Allegiance recited at this time.)

4 CHAIRWOMAN REYES: Let me just -- I
5 would like to advise those present that notice of
6 this regular meeting of the Housing Authority of the
7 City of Hoboken has been provided to the public in
8 accordance with the provisions of the Open Public
9 Meetings Act. Notice of this meeting, Thursday,
10 November 9th, was given by publication of the annual
11 meeting notice of the Authority with amendments as
12 necessary, was sent to the Jersey Journal and Star
13 Ledger on Tuesday, October 31, 2023. It was sent to
14 the city clerk of Hoboken on Tuesday, October 31,
15 2023, with a copy of the agenda to be posted on the
16 bulletin board in city hall, Hoboken library, and
17 Hoboken police department, and posted on the
18 Authority website on Tuesday, October 31, 2023.

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

23 Roll call, Director.

24 EXECUTIVE DIRECTOR RECKO: Roll call.

25 Anthony Forbes?

1 Andrew Impastato?
2 COMMISSIONER IMPASTATO: Present.
3 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
4 COMMISSIONER LEWIT: Here.
5 EXECUTIVE DIRECTOR RECKO: Barbara
6 Reyes?
7 CHAIRWOMAN REYES: Here.
8 EXECUTIVE DIRECTOR RECKO: Michael
9 Russo?
10 COMMISSIONER RUSSO: Present.
11 EXECUTIVE DIRECTOR RECKO: James
12 Sanford?
13 Erica Seitzman?
14 COMMISSIONER SEITZMAN: Present.
15 CHAIRWOMAN REYES: So we're going to be
16 in our public portion. As you guys know, you have
17 five minutes during public portion. I just ask that
18 everybody please be respectful, not only to the
19 Commissioners, to the staff and the director. And
20 as you may notice, the court clerk is not here in
21 person, she's online, so she has asked me to ask you
22 to all please spell your first and last name when
23 you come up to the microphone.
24 Mr. James Ladson? Ladson? Is he not
25 here?

1 Adelaida Torres?

2 THE WITNESS: Adelaida Torres.

3 CHAIRWOMAN REYES: Adelaida Torres.

4 Terry, do you need me to spell it for you?

5 COURT STENOGRAPHER: Please, if you
6 could give me the spelling.

7 CHAIRWOMAN REYES: Sure. It's
8 A-D-E-L-A-I-D-A, Torres, T-O-R-R-E-S.

9 COURT STENOGRAPHER: And if she could
10 just speak directly into the microphone, I'd
11 appreciate it. Thank you.

12 CHAIRWOMAN REYES: Frank, do you want
13 to help her with the translation?

14 COURT STENOGRAPHER: Frank, you speak
15 into the microphone then.

16 MR. MERCHAND: Okay. She is here. Her
17 car was towed, she's explaining to us that she has
18 all her paperwork for the car to be registered, and
19 that her car was towed. She's sick, she hasn't been
20 able to take her car out, she had a procedure, I
21 believe, at the time. And her car is still in the
22 pound as of right now.

23 (Commissioner Sanford enters the proceedings
24 at 7:05 p.m.)

25 VOICE: But they took it on the 30th.

1 MR. MERCHAND: The 30th.

2 CHAIRWOMAN REYES: Is there something
3 you would like to say?

4 EXECUTIVE DIRECTOR RECKO: Yeah, well,
5 you know, we've had our ads out for registering your
6 car for over a month.

7 VOICE: Until the 31st.

8 EXECUTIVE DIRECTOR RECKO: Yeah.

9 MR. MERCHAND: You know, I don't -- I
10 know we don't have back and forth, so I don't know
11 if we're --

12 EXECUTIVE DIRECTOR RECKO: Yeah.

13 MR. MERCHAND: I happen to know
14 information --

15 EXECUTIVE DIRECTOR RECKO: Go ahead.
16 Terry's going to ask us.

17 MR. MERCHAND: Her car was parked --
18 that car was sitting there for over 30 days. That
19 morning we towed four cars from that lot, not her
20 car, we towed four cars, they had not -- when we
21 looked at the cameras, cars who had not moved
22 whether -- we weren't looking to see if you were
23 registered, we were looking to see if the car had
24 moved. So these vehicles had -- on top of it were
25 not registered.

1 I know that you said that you're
2 registered, but you don't have the new sticker,
3 right? You have the new sticker, the green one?

4 VOICE: No.

5 MR. MERCHAND: All right. You have the
6 old one. So she did not come to register her
7 vehicle yet, and I'll walk you through that and we
8 should register your vehicle. But her car was towed
9 not because of registration, it was because it had
10 not moved for more than 30 days. She did come to
11 the office to ask me if she could -- if she could
12 speak with the director. I did speak with the
13 director, and after the director heard that we towed
14 four other cars, the decision was made that
15 unfortunately we were not going to -- because if
16 either you pay for the car to get it back or we pay
17 for the car to get it back. And unfortunately the
18 cars that were towed, that's how -- so I do
19 understand.

20 But when you said to me, when you came.

21 VOICE: She was trying to explain it to
22 you, right, she's trying to tell you that the car --
23 the papers that they put for us, it stated that you
24 had until the 31st --

25 MR. MERCHAND: Margie, let her --

1 VOICE: No, she don't know how to
2 explain it to you.

3 MR. MERCHAND: But I know exactly what
4 happened with her, and it has nothing to do with her
5 registration.

6 VOICE: Did you not explain it to them
7 that they took it on the 30th, not on the 31st.

8 MR. MERCHAND: No no no.

9 VOICE: On the 30th.

10 MR. MERCHAND: But it wasn't towed
11 because of registration, it was towed because the
12 car had not moved for more than 30 days.

13 COMMISSIONER RUSSO: So let me ask a
14 question. So what is the --

15 (Simultaneous crosstalk.)

16 MR. MERCHAND: Two weeks for a
17 registered car.

18 COMMISSIONER RUSSO: No no, I
19 understand. What is the process of her getting the
20 car back? What is the cost of that? What's the
21 next steps for her so we understand what she has to
22 do?

23 MR. MERCHAND: And I can certainly --

24 COMMISSIONER RUSSO: Help if we can.

25 MR. MERCHAND: I can certainly speak

1 with our tow company and, you know, if we are agreed
2 upon, maybe there could be something that she could
3 get a discounted price to let the car out. But at
4 the -- even at the day that she was there, it would
5 have been one day's worth. Obviously, I know that
6 she made the choice to wait for a decision, which is
7 what's made the clock run, right? And more.

8 But yes, at this point we could still
9 talk to Lopez, we can make a decision. But at this
10 point there's a dollar amount that has to be
11 satisfied to release the car.

12 COMMISSIONER IMPASTATO: So her car was
13 towed because of a policy that the Housing Authority
14 has that if it's left there for more than two weeks
15 and you don't move it, it has to be moved.

16 MR. MERCHAND: So --

17 COMMISSIONER IMPASTATO: It has to be
18 towed.

19 MR. MERCHAND: So as you know --

20 COMMISSIONER IMPASTATO: It has
21 nothing -- now, this just happened to happen at the
22 time when you guys were recertifying the
23 registrations for the new year.

24 MR. MERCHAND: So and -- exactly,
25 because we were about to --

1 COMMISSIONER IMPASTATO: It had nothing
2 to do with the registration.

3 MR. MERCHAND: Right.

4 COMMISSIONER IMPASTATO: And where is
5 that, is that in their --

6 MR. MERCHAND: Parking policy of --
7 that's part of the lease.

8 COMMISSIONER IMPASTATO: Part of the
9 lease.

10 MR. MERCHAND: Yes. So if she had a
11 registered vehicle from last year, which she says
12 she has a registered vehicle and I believe she does,
13 part of that package is her parking regulations, and
14 one of them is the car must move, you can't leave a
15 car in a spot.

16 COMMISSIONER IMPASTATO: When is the
17 last time that you towed a car --

18 MR. MERCHAND: No, so because we just
19 did the reregistration of everybody, we had not been
20 towing inside the lots. The only place we ever
21 towed for the last year and a half has been the
22 yellow. We went through the registration process,
23 which took over a month of, like, you know,
24 announcing, Nixles, door to door, and they were
25 supposed to -- so now on the very last day, what we

1 wanted to do is look at all the cars that had been
2 sitting there, and we towed a lot of cars that had
3 just been sitting there, she just happens to be the
4 only car of all the cars that we towed that came to
5 the office to complain because of a real thing. I'm
6 not saying that you didn't have a real thing. She
7 had a medical situation, which she had not informed
8 to us, right? So had we known that, we may have
9 been able to say, listen, she told us that she's in
10 the hospital, we couldn't do that right? So.

11 COMMISSIONER IMPASTATO: Okay. So
12 let's get to a -- let's get to a resolution.

13 MR. MERCHAND: Yes, yes.

14 COMMISSIONER IMPASTATO: So what is
15 normally a tow? How much is normally the tow from
16 the lot?

17 MR. MERCHAND: I think it's 250 per
18 day.

19 COMMISSIONER IMPASTATO: Not the
20 storage, the tow.

21 MR. MERCHAND: No.

22 (Simultaneous crosstalk.)

23 COMMISSIONER RUSSO: The tow has got be
24 one fee and then the storage per day is probably a
25 different fee.

1 MR. MERCHAND: I don't have that --

2 COMMISSIONER IMPASTATO: So let's find
3 that out --

4 (Simultaneous crosstalk.)

5 MR. KOTHERITHARA: Counsel, I can
6 answer that, that it is \$200 for the tow, and it's
7 \$50 per day.

8 COMMISSIONER RUSSO: Okay. So let's
9 see if we as an Authority could have a conversation
10 with our vendor to help on the storage fee for the
11 daily stuff and then maybe figure out how we could
12 get -- how we could help on the tow.

13 COMMISSIONER IMPASTATO: The only
14 problem is is that how many cars got towed?

15 MR. MERCHAND: That day, at least four.

16 COMMISSIONER IMPASTATO: If you do it
17 for her, you're going to have to do it for all.
18 She's the only one that complained, so...

19 CHAIRWOMAN REYES: She's the only one
20 that was registered, had a registered vehicle, which
21 is -- she said her car was only parked there -- the
22 car that was parked next to her had been parked
23 there for over two years.

24 VOICE: Two years.

25 MR. MERCHAND: I agree that the cars

1 next to her were parked for a long time. She was
2 parked there for a month. And I do --

3 COMMISSIONER IMPASTATO: They both got
4 towed.

5 MR. MERCHAND: They both got towed.

6 COMMISSIONER IMPASTATO: Well, let's do
7 this. We have the information, why don't we figure
8 this out offline so that we can continue with the
9 meeting, and then kind of take it from there.

10 Director?

11 COMMISSIONER RUSSO: Yes.

12 COMMISSIONER IMPASTATO: Do you think
13 that that would be problematic for us to have that
14 conversation with the --

15 EXECUTIVE DIRECTOR RECKO: No, not at
16 all. In fact, Frank suggested it, and I think we
17 should do that early next week, Monday, Tuesday,
18 we'll have that conversation with the towing
19 company, see what we can -- what kind of discount we
20 do get and see what we can do for her.

21 COMMISSIONER RUSSO: I would like that.

22 THE COURT: Anything else?

23 (Simultaneous crosstalk.)

24 MR. MERCHAND: So it's not a promise,
25 it's a conversation.

1 COMMISSIONER RUSSO: Yeah, right.

2 Understood.

3 MR. MERCHAND: But we're going to
4 continue the conversation, and we're going to talk
5 with you, we're going to talk with the director,
6 we're going to talk with the tow company.

7 VOICE: (In Spanish.)

8 MR. MERCHAND: No no, I took your
9 information, and I gave it -- I did give it to the
10 director.

11 Director, I asked you about this
12 specifically.

13 EXECUTIVE DIRECTOR RECKO: Yes.

14 MR. MERCHAND: I brought it to the
15 director.

16 EXECUTIVE DIRECTOR RECKO: Yes.

17 MR. MERCHAND: I didn't ignore you so.

18 VOICE: (In Spanish.)

19 MR. MERCHAND: Señora --

20 (Simultaneous crosstalk.)

21 MR. MERCHAND: So what she's talking
22 about is -- what she's talking about is paperwork
23 that she was showing me that day that she had had a
24 procedure, there was never a conversation that I
25 can't get to doctors' appointments, because we would

1 have figured out either through HOPES or through the
2 police a way to get -- that conversation was never
3 had. You did tell me that you had a procedure, that
4 that's why the car had been there. So.

5 COMMISSIONER RUSSO: Yeah. And, again,
6 I don't want to seem like I'm trying to cut you off,
7 I just don't want to -- I don't want you to air out
8 your medical stuff here.

9 MR. MERCHAND: Right.

10 COMMISSIONER RUSSO: It's not the
11 appropriate place, I think having the conversation
12 offline is a little bit better, and let's see if we
13 can come up with a solution for that.

14 EXECUTIVE DIRECTOR RECKO: Okay?

15 MR. MERCHAND: And I would like this to
16 be clear, that Frank did bring it to me, we did talk
17 it over, and because her car was just like the other
18 cars that are parked there, we decided not to move
19 on it. But with her coming, we'll reevaluate when
20 you come in.

21 COMMISSIONER RUSSO: Can you just --

22 CHAIRWOMAN REYES: Just have --

23 (Simultaneous crosstalk.)

24 MR. MERCHAND: She has one more
25 complaint. So she's complaining about in her

1 bathroom, she says she has mold in the tub. I asked
2 her if she had spoken with her manager, she said she
3 did. So I'll follow-up to see where that is.

4 And she's talking about her stove as
5 well. She said about six months ago she got
6 approval to have a stove replaced, but she hasn't
7 had it yet. So what I'm going to do, I have her
8 information, we're going to follow up on the
9 bathroom and maintenance come on Monday. Okay.

10 COMMISSIONER RUSSO: Thank you.

11 CHAIRWOMAN REYES: Thank you.

12 COMMISSIONER IMPASTATO: Director, can
13 you just go through the parking policy, I'm confused
14 by that.

15 EXECUTIVE DIRECTOR RECKO: Well, I
16 don't think I brought it in front of me today, but
17 we get -- just as background, we get many complaints
18 from other residents that people are parked there so
19 they can't find a spot in when they come.

20 COMMISSIONER IMPASTATO: Right.

21 EXECUTIVE DIRECTOR RECKO: So, you
22 know, we do have a registration drive this month
23 that's in our parking lot, you've got to come in and
24 give us your information on your car, it's allowed
25 to have one car per unit, per apartment. You got to

1 come in, it's got to be registered to you for the
2 person that's there. So you come in, you register
3 it, we've got a sticker that goes on the back of
4 your car, on the back of your rear-view mirror, and
5 there's a number of other things "such as" in that
6 policy, we'll be glad to distribute it this week,
7 but a number of other things in there like you can't
8 leave it, you can't work on your car in our parking
9 lots, you can't just have it out on blocks, that
10 type of thing is addressed in the parking policy.

11 COMMISSIONER IMPASTATO: Now, the
12 policy is 14 days not moved it gets towed?

13 EXECUTIVE DIRECTOR RECKO: Yeah.

14 COMMISSIONER IMPASTATO: And how is
15 that -- is there a notice put on the door, the
16 window?

17 EXECUTIVE DIRECTOR RECKO: No, we
18 normally just go and get it.

19 COMMISSIONER IMPASTATO: You just go
20 and it says that in the policy?

21 EXECUTIVE DIRECTOR RECKO: Yeah, I
22 don't know if it says that at 14 days we won't give
23 you a notice, I don't know if it says that.

24 COMMISSIONER IMPASTATO: So we don't
25 contact the person and say, hey, your car is --

1 EXECUTIVE DIRECTOR RECKO: No, we do
2 not. No, we do not because we often don't know
3 whose car it is. But we just --

4 COMMISSIONER IMPASTATO: Well, if it's
5 registered we do.

6 EXECUTIVE DIRECTOR RECKO: Yeah. But
7 if it's parked illegally, we tow it. And that's the
8 same on the streets on all those yellow lines.

9 COMMISSIONER IMPASTATO: Yeah.

10 EXECUTIVE DIRECTOR RECKO: We don't
11 contact the person before we tow it. And that
12 parking policy does have you can't park on the
13 yellow lines.

14 COMMISSIONER IMPASTATO: I guess the
15 one thing we could do just to help is the ones that
16 are registered --

17 EXECUTIVE DIRECTOR RECKO: Uh-huh.

18 COMMISSIONER IMPASTATO: -- that we
19 have their information --

20 EXECUTIVE DIRECTOR RECKO: Uh-huh.

21 COMMISSIONER IMPASTATO: -- is give
22 them -- we give them one courtesy call or contact.

23 EXECUTIVE DIRECTOR RECKO: Yeah, or a
24 sticker.

25 CHAIRWOMAN REYES: Or the city does,

1 they could do a courtesy call.

2 EXECUTIVE DIRECTOR RECKO: Yeah, or a
3 sticker.

4 COMMISSIONER IMPASTATO: I mean, on the
5 city you got to move it, you got to move it every
6 week for street cleaning. I don't want to get into
7 that but --

8 THE COURT: Yeah.

9 COMMISSIONER IMPASTATO: -- \$6 million
10 a year that they collect.

11 EXECUTIVE DIRECTOR RECKO: Because I
12 didn't know the city called before they towed a car.

13 COMMISSIONER IMPASTATO: For temporary
14 no parking signs they will give a call.

15 COMMISSIONER RUSSO: A courtesy call.

16 COMMISSIONER IMPASTATO: And if you
17 don't move it then they tow it.

18 COMMISSIONER RUSSO: They give you a
19 reasonable amount of time, I mean you're not waiting
20 an hour for you to move your car.

21 COMMISSIONER IMPASTATO: So if we
22 can --

23 (Simultaneous crosstalk.)

24 COMMISSIONER IMPASTATO: That would be
25 a nice touch you know. Just --

1 MR. MERCHAND: If I may, that was one
2 of the goals of the reregistration because we had --

3 Like, you were registered, right, you
4 had the red one, right?

5 Her license plate, her registration is
6 a book in the manager's office, that's how we used
7 to have it, right? Part of the new registration is
8 now I'll have everyone's license, insurance,
9 registration, plates, in the system, so when the
10 police call me or there's an issue, I can actually
11 look that plate up if you're a registered person,
12 and yes, now I'll have the information. So that
13 was -- that was part of the grab of the
14 reregistration.

15 So I don't see a problem with --
16 especially with cars, not for regular tows, but for
17 cars who have not moved, because the only way that
18 we confirm this, we just go look at the camera, we
19 look at the camera, you return, one, two, three,
20 four, five, six, seven days, nobody is not there,
21 we'll be able to say, okay, that car didn't move, if
22 it's a registered vehicle that's in our system now,
23 because now registration is complete, we'll be able
24 to call that person and say, hey, listen, I'm going
25 to tow the car tomorrow if you don't move it. Then

1 that gives them -- you can move it to the next spot,
2 that's not even the point, we just need cars to
3 move. They can't stay. If you have a registered
4 car, you can't just leave it as storage, you can't.
5 So many people -- but I just wanted to kind of let
6 you know.

7 EXECUTIVE DIRECTOR RECKO: Yes, we
8 will, that's -- we will do that.

9 COMMISSIONER IMPASTATO: Thank you.

10 CHAIRWOMAN REYES: Margie Biart.

11 MS. BIART: Margie Biart.

12 COURT STENOGRAPHER: Could you spell
13 your name, please?

14 MS. BIART: M-A-R -- well, I'll give
15 you my full name.

16 CHAIRWOMAN REYES: Margie, I'm sorry,
17 turn the microphone towards you. Sorry.

18 MS. BIART: M-A-R-C-E-L-I-N-A,
19 B-I-A-R-T.

20 Should I speak?

21 CHAIRWOMAN REYES: Yes.

22 MS. BIART: Okay. I came here to
23 complain in reference to the elevator. We're having
24 so much problems with this elevator. These guys are
25 coming over, charging you money, and then no sooner

1 do they leave, the elevator is out. We get stuck.
2 I have phobias, I don't feel like being stuck inside
3 an elevator. I would appreciate it if somebody gets
4 this done right, because we all old people, there's
5 a lot of all of us in this building and we scared to
6 get into the elevator because the door, the first
7 door, the front door goes this way and the other one
8 stays that way, so, you know, we're scared that it
9 might fall down. You know, we want somebody to do
10 something about this.

11 EXECUTIVE DIRECTOR RECKO: My
12 understanding he was here this afternoon.

13 MS. BIART: Yes, and he was also here
14 yesterday and then hours later the elevator was out
15 of order.

16 EXECUTIVE DIRECTOR RECKO: But he left
17 at five today so. It's a machine.

18 MS. BIART: Okay. But okay, so you
19 have it fixed, so get it fixed, if it messes up,
20 well, then, you know what, change the people that
21 are working, they're not doing their job.

22 EXECUTIVE DIRECTOR RECKO: Please feel
23 free --

24 MS. BIART: And I know there's a lot of
25 us that hold the door because I'm not going to blame

1 it all on the elevator, you know, there's a lot of
2 us that hold the door, and we keep forgetting that
3 there are other people in the building that need to
4 use the elevator. You can't hold it for nobody.
5 Okay. Now I'm finished.

6 Now, you say that the policy is two
7 weeks about the parking? You had a car parked here
8 for four years, four years without being registered,
9 and we kept on complaining, I kept on complaining, a
10 lot of people kept on complaining. Four years in
11 that parking lot. They took that car out this year
12 because the people came back from Puerto Rico. So
13 that's not a policy of two years, of two weeks, and
14 when she parked her car, the reason why she parked
15 it there, because it was flooded with water. She
16 doesn't explain it because she gets nervous, but I
17 knew the whole story.

18 And I will say what I have to say for
19 anybody that I have to stand up here because you
20 know what? This is our home, and if we can't
21 protect each other, we don't need your help then.
22 You understand? And this is what she's going
23 through all of this, so the policy of the two weeks,
24 that's bull. That is bull. Because the car that
25 was in front of her was there for two years. Where

1 is the policy then? Where's the two-week policy,
2 okay? Where is the two-week? Four years here and
3 everybody could get -- because they know it in the
4 office, we complain, why is that car there for four
5 years and hasn't been moved at all? They didn't
6 move it at all. Nobody even came to take off the
7 dust. You understand?

8 And it's not fair, because right now
9 she's a sick person, and you going -- you going to
10 come with the story that you got two weeks, a
11 two-week policy, that's bull crap. You can say that
12 to somebody that doesn't know the rules here, but
13 that's bull crap. When you have a car for four
14 years and two years, tell me where's the two weeks.
15 Where's the two weeks? Because the minute that we
16 register our car, you have my insurance, you have my
17 driver's license, you have where I live, and you
18 also have my numbers, I always give both numbers,
19 both numbers, so you can get in contact with me,
20 because I don't know, I'm the one that's having
21 problem every time I'm parking my car, somebody's
22 always in my parking space. I am so sweet, and
23 everybody here could tell you, that every time I
24 move my car -- the other day I was calling, and they
25 want to send a tow truck, what happened? Before the

1 tow truck came, the car moved.

2 But I have to go through this all the
3 time. And I've been asking for them to give us
4 something where we can call directly instead of
5 waiting for somebody to call for us. If we have
6 something, we show them this is my space, and this
7 car is constantly, this is from across the street
8 and from the building next door. This is --
9 everybody could tell you, my car is so -- my space
10 is so sweet, okay? Come on, and if you're going to
11 say something here that is on paper, say the truth,
12 don't come up with these bull.

13 CHAIRWOMAN REYES: Thank you, Margie.
14 Ray Rodriguez.

15 MR. RODRIGUEZ: I'm ready.

16 CHAIRWOMAN REYES: Okay. Just say and
17 spell your name for the Court Reporter.

18 MR. RODRIGUEZ: Ray Rodriguez. R-A-Y,
19 R-O-D-R-I-G-U-E-Z. Am I good to go?

20 CHAIRWOMAN REYES: Yes.

21 MR. RODRIGUEZ: All right. So I'm
22 standing up here with immense pride and I would like
23 to thank all the Board Members. Right now we just
24 launched our sixth Unleash Your Inner Warrior
25 women's self defense workshop that was very

1 successful, we sold out, we went on Eventbrite. We
2 had a lot of women come out and take the class.
3 They did extremely well. Some of the women got
4 offended because I was pretty tough on them, and I
5 don't know how it was supposed to be done but I
6 guess tough is supposed to be how it's supposed to
7 be taught. But they enjoyed it, most of them did,
8 and we had a successful class.

9 This 28th of November we will have our
10 first ever -- we're going to be in the tree lighting
11 event where two of my kids in the guitar class are
12 going to be performing, so great, great job, I
13 guess, I'm doing.

14 We also are going to be doing a lot
15 more in the future. I enjoyed myself at the Trunk
16 or Treat, Erica was there, I had a great time, my
17 trunk was really full of candy, and the kids took
18 more than a handful, which I didn't mind.

19 In the future, I look forward to
20 recognizing a lot of you guys for having me here,
21 I'm now 14 years this October.

22 October 3rd we launched homework help,
23 that has been going extremely well. We're getting a
24 lot of volunteers to help the kids with their
25 homework. We're getting a lot of kids to come in

1 and do homework, which I'm very proud of.

2 So soon I'll be acknowledging everyone
3 here at the Hoboken Housing Authority. You guys,
4 I'm so grateful for your support every time. I
5 mean, I don't come out and talk a lot, I just come
6 here to teach my classes and I go home. I stood
7 today a little extra time to speak to you about this
8 because I have a four-year-old that's home sick,
9 extremely sick at home, and I'm glad you did this
10 first. So right after this I'm leaving.

11 We're having our first annual award
12 dinner soon, February 28th at the Hoboken Grace, so
13 I look forward to seeing you guys there. Hopefully
14 everybody comes, okay? A lot of you guys are going
15 to be acknowledged, and I'm very happy that I didn't
16 say this, I said this to Barbara earlier, I'm very
17 proud of your daughter.

18 CHAIRWOMAN REYES: Thank you.

19 MR. RODRIGUEZ: She's in my class. I
20 don't know if you -- today I came in, only reason
21 why I came in to class today is to give eight kids
22 their new uniforms, but now I'm going to take my
23 time to leave. But, once again, I would like to
24 stand here and say thank you again. I love you guys
25 for allowing me to teach your kids, your grandkids,

1 and so on. So I know I don't say this much, but
2 thank you for allowing me to be here this many
3 years, and hopefully I make more kids go to college.
4 So that's my goal.

5 God bless you, thank you.

6 (Applause.)

7 CHAIRWOMAN REYES: Thank you.

8 Madera E.

9 MS. MADERA EVELYN: M-A-D-E-R-A,
10 E-V-E-L-Y-N. Evelyn. Got it?

11 CHAIRWOMAN REYES: Got it.

12 MS. MADERA EVELYN: Okay. I just want
13 to ask three of or maybe four questions. The first
14 one is: A while back you had security guards
15 running the buildings. 8th and 9th Street are very,
16 very active, and I would like to know how come
17 there's no officers going around those two
18 buildings. That's one.

19 Two, when I do call, they tell me that
20 they don't have access to those buildings. I don't
21 know why, I don't know why.

22 Now, my next question is, there's a
23 vacancy under me and I would like to know, can
24 somebody explain to me how did that apartment got
25 taken over so quickly when the young lady just moved

1 out of there. And the only thing that I asked,
2 which my site manager answered halfway because she
3 was not privileged to that information, so she never
4 got back to me, is how can somebody get an apartment
5 so quick in less than a month? That's one. And
6 two, why am I getting a hard time moving from the
7 top down?

8 And the only question that I was asking
9 was, whoever moves on top of me, are they going to
10 be inconsiderate, they're going to make noise or
11 what? Because I always stated you pass policy in
12 here, and the policies are never enforced. I mean,
13 you pass policies not smoking, they still smoke; you
14 pass policy not loud music, there's still loud
15 music. You pass a lot of policies from the state
16 that is never enforced in housing.

17 So, you know, it's who you want to pick
18 on and who you don't. So far nobody picks on me
19 because I'm neutral.

20 Congrats, Mike.

21 COMMISSIONER RUSSO: Thank you.

22 MS. MADERA EVELYN: So that's the only
23 questions that I'm asking. And whenever -- whenever
24 you could answer it, on an e-mail or whatever, more
25 than happy, you know, thank you.

1 COMMISSIONER IMPASTATO: What were the
2 two sites? What were the two sites again, Director?

3 EXECUTIVE DIRECTOR RECKO: What sites?
4 I'm sorry.

5 COMMISSIONER IMPASTATO: What are the
6 two sites she just said?

7 VOICE: It was 8th and 9th, 460 and
8 455.

9 EXECUTIVE DIRECTOR RECKO: Christopher
10 Columbus Gardens.

11 COMMISSIONER SEITZMAN: Barbara.

12 CHAIRWOMAN REYES: Yes, Adrienne
13 Rawlins. Just state your name and spell it for the
14 Court Reporter, please.

15 MS. RAWLINS: A-D-R-I-E-N-N-E,
16 R-A-W-L-I-N-S.

17 CHAIRWOMAN REYES: Okay.

18 MS. RAWLINS: Working on cars is
19 prohibited in the parking lots, yet it's going on
20 every week. It's a joke. There's, like, three or
21 four cars in different areas, people are under it,
22 fixing it, changing a tire, doing this, doing that.
23 No enforcement.

24 And with the issue of outsiders parking
25 in our parking lots, maybe if you informed the areas

1 around the Housing Authority here, HG, Fox Hill, 228
2 Adams, 221 Jackson, letting their management
3 companies know it's prohibited and your car will get
4 towed, maybe that will ease it a little bit. Highly
5 unlikely but.

6 The Resident Advisory Board, it's been
7 three years and I haven't seen anything go out for
8 nomination of new people. And -- because I'd like
9 to apply again because the first time I couldn't do
10 it because it was COVID, and during COVID there was
11 no way on God's green earth I was going to knock on
12 somebody's door, not knowing whether they had COVID
13 or not, how severe it was, to protect my own self.
14 So I wasn't appointed to the Board that way, but it
15 is what it is.

16 And the meetings are supposed to be
17 open to all HHA residents, housing choice voucher
18 tenants, Commissioners, staff, and other guests.
19 These meetings are never public, they're never
20 published, you don't know what's going on with the
21 Resident Advisory Board or the Tenants' Association.
22 And that seems secretive to me, and it should be
23 allowed, you have it right here on your website, so
24 that needs to change because I have other residents
25 who would like to be involved, but they can't

1 because they can't get nominated or they can't get
2 answers. I mean, it's here, and if it's supposed to
3 be every three years, what are you waiting for?

4 VOICE: We haven't done it yet.

5 MS. RAWLINS: Should have been done
6 already.

7 VOICE: We haven't done it yet.

8 MS. RAWLINS: But it should have been
9 done already.

10 VOICE: We haven't done it yet.

11 MS. RAWLINS: Why?

12 VOICE: Because there has been given no
13 date for our next meeting.

14 MS. RAWLINS: The Housing Authority,
15 that's --

16 CHAIRWOMAN REYES: That falls on the
17 tenant --

18 MS. RAWLINS: Yeah, it needs to be
19 taken care of. And it's not that hard to schedule
20 something. Look at the calendar, see what's
21 available, get it done.

22 CHAIRWOMAN REYES: Thank you.

23 So, Director, I just want to kind of
24 piggyback on what Ms. Rawlins just said. She's
25 absolutely right. There is a Resident Advisory

1 Board and a tenant association, which I had served
2 prior to being on here, but those meetings are
3 supposed to be open to the tenants.

4 EXECUTIVE DIRECTOR RECKO: Uh-huh.

5 CHAIRWOMAN REYES: To all the tenants.
6 And we all know here that that's not happening,
7 that's number one. So I think that needs to change.

8 Second of all is we do need to be more
9 transparent with what's happening in these meetings
10 because I know we have individuals that do represent
11 their sections, but there are sections that are not
12 represented. And the truth is, how many of these
13 people that are representing our tenants are
14 actually going out there and speaking to the tenants
15 and finding out? Because that's what they're
16 supposed to be doing as their -- their individual
17 is -- I know here in this building they're very
18 engaged and they speak to each other and they knock
19 on doors and -- but that doesn't happen in the
20 family buildings, and I can attest to that, that
21 that doesn't happen.

22 So I think that when these nominations
23 do come up, that we need to make it clear that if
24 you do want to serve on this Board, that it's not
25 just for -- for you to gain whatever thing comes out

1 of that, it's also for you to actually engage with
2 the residents, your neighbors. You have to know
3 what their issues are, you have to know what the
4 problems are. And I don't think that that is
5 represented right now or what is happening with our
6 Resident Advisory Board, and that's just my opinion
7 as a resident here.

8 So I just felt like, since Ms. Rawlins
9 brought it up, I think it's very important that when
10 we move forward with nominations that we make this
11 absolutely clear that if you're going to represent a
12 section, you have to be engaged in your section.

13 (Applause.)

14 VOICE: Absolutely.

15 EXECUTIVE DIRECTOR RECKO:

16 Unfortunately, Daniel is not here, but we have
17 talked to Daniel and we scheduled elections for the
18 beginning of 2024. Right after the holidays there
19 will be elections because it is -- it is time, by
20 the way, it's time. So it's the three years we'll
21 be here. So the last time we held them I believe in
22 2021, 2024 we'll be doing elections again. And I
23 would agree that folks should be out talking to
24 their folks. But I will say that the Resident
25 Advisory Board meetings are pretty lively. People

1 don't hold back at those meetings. Yes --

2 (Simultaneous crosstalk.)

3 VOICE: No, we don't.

4 EXECUTIVE DIRECTOR RECKO: No, you
5 don't. So but --

6 CHAIRWOMAN REYES: And that's --

7 EXECUTIVE DIRECTOR RECKO: And I do
8 think to make them public would be a great idea.

9 CHAIRWOMAN REYES: It is. I think it's
10 important, and I know that you guys say -- and I
11 know most of these ladies, I know most of them, and
12 the gentleman that serve on there. I'm not saying
13 that they're doing anything wrong, but it doesn't
14 look like we're being transparent, and it also seems
15 to some residents that they're not being represented
16 as they should be represented. So yes, our tenants
17 should also be a part of those meetings.

18 COMMISSIONER SEITZMAN: Madam Chair.

19 CHAIRWOMAN REYES: Sure.

20 COMMISSIONER SEITZMAN: Have you ever
21 thought about changing the time if some residents
22 work in the family buildings?

23 CHAIRWOMAN REYES: Which is the issue
24 most of the time.

25 COMMISSIONER SEITZMAN: Then maybe you

1 could alternate times? If it's happening during the
2 day, then the next month happens --

3 CHAIRWOMAN REYES: In the evening.

4 COMMISSIONER SEITZMAN: -- in the
5 evening so everybody can participate?

6 EXECUTIVE DIRECTOR RECKO: We got -- I
7 think that's great. And we're going to have a new
8 Board the first quarter, so I think -- I think we
9 can make a fresh start with that new Board.

10 CHAIRWOMAN REYES: So we can now --

11 MS. BIART: See, this is what happens
12 when we come to these meetings. All we hear all the
13 time we can express ourselves and we have to say
14 what we feel. I'm one that I want to fight for
15 everybody, because you know what, we're entitled to
16 that, and there's things that we want that you
17 already made your mind up and decided, you let us
18 know when everything is already decided.

19 CHAIRWOMAN REYES: Thank --

20 MS. BIART: Give us a chance.

21 CHAIRWOMAN REYES: Thank you, Margie, I
22 appreciate that.

23 Director, that was all for public
24 portion, if you'd like to move forward with your
25 report.

1 EXECUTIVE DIRECTOR RECKO: I will,
2 thank you, Ms. Chairman. We have had an exciting
3 month here at the Housing Authority. We've had the
4 bittersweet dedication of the courtyard at Harrison
5 Gardens.

6 CHAIRWOMAN REYES: Excuse me, could you
7 just keep it down while the director is speaking?

8 EXECUTIVE DIRECTOR RECKO: With the
9 placement of the plaque in honor of Arlette Braxton,
10 we had a nice event there, it was very sweet, a few
11 tears and some laughter, but I think the plaque
12 looks beautiful there, and we continue to honor her.

13 We along with Familyhood sponsored a
14 very successful Trunk or Treat along 4th Street, a
15 true family event for all of Hoboken.

16 We have designed and are ordering the
17 plaque in honor of Ms. Forbes. We expect about a
18 six-week turnaround on that plaque.

19 Once again, we hosted elections at
20 numerous sites with great success. Congratulations
21 to all of our partners and local government that won
22 re-election, including the one that's sitting in the
23 room.

24 As we all know -- oh, I should mention,
25 I got really good news yesterday from an old friend

1 of ours, Latrenda Ross, that the Hoboken -- Hoboken
2 Coalition has chosen the Hoboken Housing Authority
3 as the beneficiary of their annual gift drive, and
4 they will be collecting over the holidays laundry
5 detergent, stuff for laundry, stuff for cleaning,
6 and they will be arranging with us to give that out
7 to Hoboken Housing Authority residents. We just got
8 notification of that, and Latrenda is the chair of
9 that group. So thank you, Latrenda, for doing that
10 for us. And as that progresses, we'll have more
11 news. That just came in.

12 We continue to work with the Hoboken
13 police department, and our residents security
14 committee met with HPD yesterday.

15 Chairman of the committee you want to
16 say a thing or two?

17 COMMISSIONER IMPASTATO: Yeah. We
18 talked about -- we had a productive call with the
19 chief, we thank them for their time, we talked about
20 the senior citizen buildings and having a more of a
21 presence with our officers walking the buildings so
22 that our residents can see that, you know, they care
23 about the safety of all the residents and just
24 they're more visible. They agreed to that. They're
25 going to supply some numbers and data, I think, that

1 sergeant has for us later in this meeting. What
2 else did we talk about? We --

3 EXECUTIVE DIRECTOR RECKO: I think just
4 overall security.

5 COMMISSIONER IMPASTATO: Yeah, the
6 security contract that we have that, you know, we
7 want to make sure that the security guards are doing
8 what we pay them for. We talked about that
9 extensively to make sure that, you know, we're not
10 paying these guys to be sleeping overnight. And
11 that I think that contract is going to be up in a
12 couple of months.

13 EXECUTIVE DIRECTOR RECKO: Yes.

14 COMMISSIONER IMPASTATO: So we're going
15 to be looking to see if it makes sense to keep them
16 or to go out to bid for a new one. Yeah, it was a
17 productive meeting. I requested from them to get
18 some data to see exactly what the frequency is for
19 the officers to walk in this specific building so
20 that -- because I knew that you guys are going to be
21 here tonight, so we're curious to see exactly what
22 the results say, and the intent was not to say that
23 they're not doing their job or they're not walking
24 through every building, but sometimes data and
25 numbers speak volumes, and, you know, we want to see

1 actual facts about where the cops are and how much
2 they're patrolling, you know, our property.

3 EXECUTIVE DIRECTOR RECKO: Right. And
4 we talked, I think, about responding to you say too.
5 Like Evelyn brought up you'd like to see them more
6 at Christopher Columbus, I think we'd like to seem
7 them, more here, so I think --

8 VOICE: I'm sorry. Down back you have
9 mostly disabled and senior on those two buildings.

10 EXECUTIVE DIRECTOR RECKO: Yeah, that's
11 correct. So we'll be working. And I think we had a
12 really good meeting with them. I think they're
13 really open to us and responsive to us, so we'll
14 keep that up with them.

15 COMMISSIONER IMPASTATO: And I'm sure
16 the sergeant will address the, you know, not having
17 access to those two buildings.

18 EXECUTIVE DIRECTOR RECKO: Yeah, they
19 got access. But unless -- hello.

20 COMMISSIONER IMPASTATO: Can you -- do
21 you want to do that now or -- Director?

22 EXECUTIVE DIRECTOR RECKO: I didn't see
23 you there. Why not? We're here.

24 COMMISSIONER IMPASTATO: We just asked
25 the Hoboken Police Department to give us, you know,

1 a monthly spotlight, some tricks of the trade to
2 maybe keep you guys safe and things to remember, so
3 if you want to -- we appreciate Sergeant McCourt,
4 right?

5 SGT. MCCOURT: Yeah, Sergeant McCourt.
6 Hello, everybody.

7 So I prepared numbers for the month of
8 October for this building specifically. We were --
9 so you're aware, whenever the police department
10 either responds to a call or calls out a detail
11 check, is what we label it, it's kind of like either
12 a dismounted patrol or there's police officers that
13 are in the area specifically for a reason in regards
14 to an address, that is logged with our dispatch in
15 our CAD system so there's a way to go through it.

16 For the month of October, we were in
17 this building 91 times, an average of three times a
18 day. More than half of that was proactive
19 proposals, not response, it was the police
20 department coming here doing detail checks, walking
21 the building, talking to people in the community
22 room. More than half of the times we responded to
23 this building were proactive proposals. The
24 other --

25 COMMISSIONER IMPASTATO: Do you have a

1 number? Do you know the an exact number?

2 SGT. MCCOURT: It was --

3 COMMISSIONER IMPASTATO: It's like 50.

4 SGT. MCCOURT: Yeah, it was 91 total
5 times, and then it was just over half of that was
6 specifically related to proactive --

7 VOICE: I see them on my floor.

8 SGT. MCCOURT: So there's -- and then
9 the other ones are medical calls or any other calls
10 for service from this building. So that's just the
11 month of October, like I said, 91 times we were
12 here, that's an average of approximately three times
13 a day. That's one building amongst how many
14 buildings?

15 EXECUTIVE DIRECTOR RECKO: About 24.

16 SGT. MCCOURT: Right, 24 buildings
17 throughout the whole authority, we were here 91
18 times in just the course of that month. So if
19 there's any questions that you have directly related
20 to those numbers, again, this is coming off of
21 yesterday's meeting, I pulled those quickly.
22 There's -- that's just the tip of what I, like, we
23 could have delved into more details for other
24 buildings, I wasn't prepared to do that, it takes a
25 little bit of time to do that.

1 I don't have the numbers for 460 8th
2 Street or 455 9th Street, I do know that we do have
3 access. If you want to speak after the meeting,
4 I'll try to get some information from you to where
5 you got that information that we do not have access,
6 I'll look into that. Our keycards work the same way
7 they work for this building as that building. And I
8 do know for a fact that our officers do patrol. I
9 don't have the numbers, again, but I do know that --

10 VOICE: Well, I have my apartment
11 booby-trapped, so I get to see the cops if they come
12 around on my floor.

13 SGT. MCCOURT: Okay.

14 VOICE: So I have -- I have data on
15 that perspect.

16 SGT. MCCOURT: Okay.

17 VOICE: Because of, you know. Anyhow.

18 SGT. MCCOURT: Okay.

19 VOICE: But --

20 CHAIRWOMAN REYES: Sergeant, I just
21 have a few questions. Unfortunately, I wasn't part
22 of the meeting because it was during the workday and
23 I was working, but are you guys patrolling the
24 family buildings such as Harrison Gardens?

25 SGT. MCCOURT: We -- I don't pull

1 numbers specifically for -- I didn't, like I said,
2 we were prepared for specifically for this building.
3 I can't speak for all three shifts on what they do
4 throughout the course of their patrols. I do know
5 that there's a district car assigned to this
6 district for 24/7, for lack of a better term.
7 There's -- we don't require certain buildings to be
8 patrolled at a certain time or -- it's up to the
9 officer that dictates the way that they patrol their
10 district. Unless if there's a reason to go, there's
11 some stimulus that's bringing us there or something,
12 there's information that is leading us to be in the
13 specific area.

14 CHAIRWOMAN REYES: The reason I'm
15 asking is because I was part of the last security
16 committee and it was my understanding that those
17 buildings were being -- having walk-throughs. And
18 as a Commissioner, someone who's not only lives
19 here, works in the community, and I do relate a lot
20 to the residents, a lot of the complaints that I
21 have been receiving have been from the hanging out
22 in the Harrison Gardens hallways. So I can't tell
23 you a specific building because I think I've had
24 complaints from all four buildings.

25 A prime example is last night, what

1 happened last night in those -- in those hallways,
2 which was Harrison Gardens. And what kind of upsets
3 me, I always give you guys your kudos, you guys do
4 amazing jobs. And yes, you're absolutely right, we
5 do have a patrolman that parks on Jackson Street and
6 is there all day. But what good is the patrolman in
7 the car if something is happening inside the
8 building? Guys are hanging in the buildings.
9 They -- our tenants have to walk through this.

10 I mean, I see it on social media, I
11 don't even see it -- I'm not seeing it from the
12 other aspect, but if I'm seeing it on social media,
13 I'm pretty sure that the staff of the Housing
14 Authority is seeing the hanging out in the hallways,
15 as well as you guys who have access to the cameras.
16 So where I understand that, you know, it's --
17 basically what you just said was that well, we'll
18 walk it if we feel that it's a problem. I think
19 that since I've been part of the security committee,
20 since I lived in Harrison Gardens, Harrison Gardens
21 has always been a troubled spot.

22 So I don't think that that should have
23 ever wavered where the officers were not walking,
24 and we know that the specific times when these
25 problems happen are the nighttime. It's getting

1 cold, and it's only going to get worse. They're not
2 going to be hanging out on 3rd and Harrison, they're
3 going to be hanging in the hallways of Harrison
4 Gardens. So I feel like we need to get a grasp on
5 it now before it gets worse.

6 SGT. MCCOURT: I agree with you. So
7 like I said, I don't know, numbers-wise I don't have
8 those. I do know that officers patrol each building
9 within the Housing Authority. The buildings that
10 have more of an issue or potential to have an issue
11 are hit more often than the ones that aren't. If
12 there's a specific complaint that comes through the
13 security committee or any representative of housing
14 or a citizen or a resident, we do take priority in
15 managing those complaints.

16 Last night, I will tell you that we did
17 not receive one call for a complaint of somebody
18 hanging out in the hallway. I was working last
19 night, nothing leading up to what happened was there
20 a complaint from a citizen.

21 CHAIRWOMAN REYES: Okay.

22 EXECUTIVE DIRECTOR RECKO: And that's
23 important, that residents call. I mean, sometimes
24 you don't think it's important but it is important.

25 CHAIRWOMAN REYES: And I tell them

1 that, because a lot of the times the officers are
2 hearing from me, right, so I'm the one that's
3 usually giving the complaints. I'm hearing the
4 complaint from everyone, but the only one who is
5 speaking is me. So I do -- I say to them, please
6 call. But you know what they say to me? No, what
7 if they find out that it's me, they're coming after
8 me.

9 EXECUTIVE DIRECTOR RECKO: Yeah.

10 CHAIRWOMAN REYES: Not everybody is
11 okay with having people, you know, any type of
12 individual knowing, especially that type of
13 individual, knowing that they're the ones calling,
14 so, you know, it's hard, it's hard. I lived in that
15 building, I know how hard it is. And it's only
16 getting worse.

17 COMMISSIONER IMPASTATO: We are getting
18 new cameras in the hallways, too, so that --

19 EXECUTIVE DIRECTOR RECKO: We are
20 getting cameras in each hallway and the stairwells.

21 COMMISSIONER IMPASTATO: So they'll be
22 able to see that --

23 EXECUTIVE DIRECTOR RECKO: That'll
24 help.

25 COMMISSIONER IMPASTATO: -- and

1 directly send someone, so that will --

2 EXECUTIVE DIRECTOR RECKO: Which will
3 help.

4 CHAIRWOMAN REYES: But another problem
5 is --

6 (Simultaneous crosstalk.)

7 CHAIRWOMAN REYES: -- Andrew, with what
8 you just said, the cameras are only being watched
9 after something happens, they're not being watched.

10 EXECUTIVE DIRECTOR RECKO: 24/7.

11 CHAIRWOMAN REYES: So that's an issue.
12 Even if you're not doing a walk-through, but you're
13 looking at the camera at a certain time, then maybe
14 send, you know, like maybe that could work. But,
15 again, I can't tell you guys, I know you guys are
16 busy.

17 COMMISSIONER IMPASTATO: Is it possible
18 to get those access to the camera to, like, an
19 officer that's on duty? Like, on his phone or to
20 see access so instead of, like, then maybe we can
21 have --

22 COMMISSIONER RUSSO: I call Gino
23 Giacobelli to the stand.

24 CAPT. GIACOBELLI: For those of you who
25 don't know me, I'm Captain Gino Giacobelli. I've

1 been here a million years. I used to play around
2 the corner. I won a bunch of championships --

3 (Simultaneous crosstalk.)

4 CAPT. GIACOBELLI: -- around the corner
5 too.

6 It's just not fair for Duke to some of
7 them -- he's not going to be in some of those
8 decisions. But the issue, I think, we have to
9 understand here, and I'm glad Duke hit on it and we
10 have to really just be honest about it, is it's
11 going to take some community involvement, it's going
12 to, because you could call and you could stay
13 anonymous if you have to, but if we put an officer
14 in that hallway and he walks up and down, he's going
15 to leave there eventually, he's going to go to
16 another building, then somebody is going to act up
17 in that building, right? So, like, we can't be
18 everywhere all the time.

19 I do feel for you and I do understand
20 how rough it is to make the phone call and all of a
21 sudden worry that somebody is going to, you know,
22 come back and lash out at you. But you can make the
23 call anonymously. Nobody says, you know.

24 VOICE: You got caller ID.

25 CAPT. GIACOBELLI: Well, we --

1 (Simultaneous crosstalk.)

2 CAPT. GIACOBELLI: -- first of all,
3 I'll teach you how to block your number so you don't
4 have to worry about calling.

5 VOICE: My brother, you remember?

6 CAPT. GIACOBELLI: I don't remember
7 that particular, when it happened, but what I'm
8 saying is, if you --

9 VOICE: He went --

10 COURT STENOGRAPHER: Could you speak
11 into the microphone?

12 CAPT. GIACOBELLI: I'm sorry. I'm
13 sorry. I should be addressing you guys.

14 If you do call and you don't get the
15 service you like, like you had said before that when
16 you called, they didn't send anybody or they said
17 they couldn't come, whatever --

18 VOICE: They didn't have access.

19 CAPT. GIACOBELLI: You have to -- well,
20 you have to at least ask for the desk, ask for a
21 supervisor, ultimately you could talk to internal
22 affairs, nobody gets more frustrated with bad police
23 work than police officers. When we hear that the
24 job didn't get done correctly, it fires us up beyond
25 belief. I'm in work every morning 6 o'clock with

1 the Chief. We go over what went wrong the day
2 before and what we're going to do better the next
3 day. And believe me, as frustrated as you are
4 because you're living it, and I could never feel
5 what you're feeling living it, I live it from the
6 job perspective, and we want to do the best possible
7 job. I mean, Barbara, you know, we want to do the
8 best possible job we can for you guys. We want to
9 be in your lives, we consider you part of our lives,
10 and the better we do for you, the more you love us,
11 the more we love each other, and it's kumbaya all
12 around, all around the block.

13 So communication between you and us has
14 to constantly happen. That's why we show up here
15 all the time, that's why we show up at meetings all
16 the time, and when you -- when you're seeing
17 something in the building, you have to talk amongst
18 each other and call it in.

19 VOICE: Yes.

20 CAPT. GIACOBELLI: Now, as far as I do
21 want to address the one elephant that always comes
22 up in the room. As far as the officer sitting in
23 the car on Jackson Street, I'm going to stand up
24 here in front of you guys -- hello, by the way, it's
25 Ms. Seitzman. How you doing -- and say that that

1 happens. Sometimes human nature kicks in, they lap
2 around, nothing is going on, they go in a different
3 building, they come back, somebody gets a coffee,
4 something happens, and they sit down and they take a
5 break. That infuriates us too, it does, and we deal
6 with it.

7 When it happens, we'll go look at it
8 and we'll go, that can't happen. To sit here and
9 tell you that that's never going to happen again
10 will probably not -- would not be true. It's like a
11 kid getting in trouble at school, they're going to
12 do it again at some point, right? But we'll keep
13 addressing it until we get better at it, we'll keep
14 addressing it until --

15 (Simultaneous crosstalk.)

16 VOICE: We have to --

17 COMMISSIONER IMPASTATO: So now your
18 policy with the officers is they're supposed to be
19 walking around.

20 CAPT. GIACOBELLI: The officer at this
21 location should be doing the same thing that the
22 officers should be doing at any location, be active
23 in the community.

24 COMMISSIONER IMPASTATO: Correct.

25 CAPT. GIACOBELLI: If you're on

1 Washington Street, you stop in and get a water,
2 you're supposed to ask the guy that owns the place,
3 "What's going on? How are you? What's your name?
4 I never met you before. You see anything around
5 here that you don't like that's happening? You
6 could tell me. Any way you could help me? Any way
7 I could help you?" It's supposed to happen like
8 that.

9 COMMISSIONER IMPASTATO: So the sitting
10 in the car or the standing by the car is just like
11 a --

12 CAPT. GIACOBELLI: It's a function --
13 (Simultaneous crosstalk.)

14 CAPT. GIACOBELLI: -- it's a function
15 of I walked around a bunch times already and now I'm
16 going to sit I think.

17 COMMISSIONER IMPASTATO: I think that's
18 where, like, the frustration is, because --

19 CAPT. GIACOBELLI: Yeah, uh-huh, for us
20 too.

21 COMMISSIONER IMPASTATO: I mean, I seem
22 like every time I drop by that area --

23 CAPT. GIACOBELLI: Right.

24 COMMISSIONER IMPASTATO: -- and I don't
25 know if it's just a freak, like, coincidence --

1 CAPT. GIACOBELLI: Yeah, yeah, yeah.

2 COMMISSIONER IMPASTATO: -- every time
3 I drive by or, like, every time you walk by, or,
4 like, every time, they're sitting there.

5 CAPT. GIACOBELLI: Yeah.

6 COMMISSIONER IMPASTATO: So, like --

7 CAPT. GIACOBELLI: Yeah, we see it, we
8 see it.

9 COMMISSIONER IMPASTATO: It can't be
10 that rare.

11 CAPT. GIACOBELLI: No, no, we see it as
12 well, we see it as well. And I think what's
13 happening is it's --

14 (Simultaneous crosstalk.)

15 COMMISSIONER IMPASTATO: And this is
16 not the first time we -- this is, like, years of
17 talking about it.

18 CAPT. GIACOBELLI: Right, right. Well,
19 I think -- I don't know, Duke didn't pull these kind
20 of numbers either, and we could talk numbers all the
21 time, we used to flood you guys with reports and
22 stuff every time something happened. Sometimes too
23 much information. What are you going to do with it,
24 you're going to sift through tons of information, it
25 goes nowhere.

1 But the projects right now has been
2 pretty much as safe as it's been in forever, you
3 know. Inside -- inside the senior buildings, I know
4 you guys have a concern, and that's why we want to
5 address that.

6 VOICE: I see the cops --

7 CAPT. GIACOBELLI: The calls for
8 service around here from the CAD, they're down
9 tremendously, they're down tremendously. They're
10 down tremendously, so...

11 COMMISSIONER IMPASTATO: Well, yeah, I
12 probably pushed back, I mean, I've been on the Board
13 for, I think, my sixth year now.

14 CAPT. GIACOBELLI: Yeah.

15 COMMISSIONER IMPASTATO: This -- I
16 wouldn't declare this year as the safest year in the
17 Housing Authority.

18 CAPT. GIACOBELLI: If you're looking at
19 the number of actual calls that have come in over
20 the years. If you're looking at the number of calls
21 that have come in over the years, especially for
22 violent crimes, recent history, of course, has got
23 my timing terrible right now for whats happened last
24 night, we understand that. And by the way, we're
25 all over it. We were over it in ten minutes, we

1 were all over it.

2 COMMISSIONER IMPASTATO: But there have
3 been, like, four or five of those this year.

4 CAPT. GIACOBELLI: Yes. But if you
5 look at the standard of -- listen, again, I like to
6 keep it real, I'm born and raised in this town, just
7 like Michael, just like a lot of us. There was a
8 time it was hard to walk down here without getting
9 into a fist fight. We're just not there. I come
10 down here with my kids, I coach down here, I come
11 down here for all the charitable events. I'm going
12 to walk out of here right now and walk home. I'm
13 going to walk through there. I don't have no police
14 paraphernalia. I'm not worried to walk out this
15 door right now. You're not worried to walk home
16 right now. You're not worried to walk home right
17 now.

18 We're doing a good job down here, I
19 think, for the most part. I think definitely.
20 We're going to do better. We'll always do better.
21 We'll always do better. But this area, I'm going to
22 go out on a limb, without any numbers in front of
23 me, and say this three by four area is as safe as
24 any three by four area in the town. I would say it
25 is.

1 VOICE: It broke the schedule last
2 night.

3 CAPT. GIACOBELLI: Yeah, it did. It
4 did.

5 (Simultaneous crosstalk.)

6 CHAIRWOMAN REYES: And again --

7 CAPT. GIACOBELLI: I can't argue.
8 We'll put some numbers together.

9 CHAIRWOMAN REYES: I'm not saying that
10 you guys aren't doing a good job.

11 CAPT. GIACOBELLI: Yes.

12 CHAIRWOMAN REYES: I think that with
13 one thing that we change now that maybe makes us
14 work better together is that we actually get in
15 front of the problem, right, where before we
16 waited --

17 COMMISSIONER RUSSO: Share information.

18 CHAIRWOMAN REYES: -- for an issue to
19 happen and then everybody was all over it to make
20 sure it didn't happen again. So I think that's one
21 of the good things. But I kind of feel, being a
22 resident down here, I get it from your perspective
23 as an officer, but as a resident, when you stand
24 there and say that we probably are the safest that
25 we've ever been, I'll be honest with you, I've lived

1 here for so many years, and the last few years have
2 not been the safest.

3 CAPT. GIACOBELLI: So when -- just out
4 curiosity, when would you consider was the safest
5 time period in your life down here?

6 CHAIRWOMAN REYES: I'll be honest with
7 you, back when I first moved here things weren't as
8 bad as they are now. We didn't have shootings. I
9 think when I first moved on here it was probably
10 more than 15 years ago, I want to say, and maybe we
11 had one shooting, it was, in that whole time, like,
12 one and that was it.

13 VOICE: There was fist fighting.

14 CHAIRWOMAN REYES: But shooting and --

15 VOICE: Better than shooting.

16 (Simultaneous crosstalk.)

17 CAPT. GIACOBELLI: That's true.

18 CHAIRWOMAN REYES: -- shootings, fist
19 fights, and violence has definitely risen in the
20 Housing Authority.

21 CAPT. GIACOBELLI: You know, the
22 younger element --

23 (Simultaneous crosstalk.)

24 CHAIRWOMAN REYES: In the last few
25 years. I mean, you could be working here as a

1 manager, director, even you guys who have served on
2 this Board for a while, I think we have not heard
3 more complaints about the violence and what's
4 happening here than we've ever heard before.

5 CAPT. GIACOBELLI: Well, here you go,
6 it circles back to what I said when we first
7 started, then all that information has got to do a
8 better job of getting to us. Because if we have
9 cops down here 24/7 and they're sitting in the car,
10 then that obviously means, to use Duke's verbiage,
11 there was no stimulus bringing them anywhere else,
12 you understand what I'm saying? So if you're having
13 calls for violence, it's not getting to us as best
14 we can.

15 And before I get dismissed here and sit
16 down, which I'll always talk to you guys as much as
17 possible here or outside, to have cameras on every
18 floor and everything, it's going to be more of an
19 investigative tool, it just is. You cannot have,
20 you wouldn't even want big brother, you would not
21 want to be watched all day and all night. I would
22 not want cameras in my -- everywhere I live. I
23 wouldn't want to walk out in the hall to get the
24 paper in my underwear and know that you're looking
25 at me. You don't want that. You know?

1 VOICE: Me, I'm going to ask you to put
2 on a robe.

3 CAPT. GIACOBELLI: Right, you're going
4 to want me to put on a robe, believe me, believe me.
5 So that's not really going to be what you want.

6 COMMISSIONER RUSSO: The one thing that
7 I would probably say is that I think we have to
8 differentiate what the violent crime is, right?
9 So --

10 CAPT. GIACOBELLI: Yeah.

11 COMMISSIONER RUSSO: -- I think you're
12 absolutely right about the shootings.

13 CAPT. GIACOBELLI: Yes.

14 COMMISSIONER RUSSO: Specifically.

15 CAPT. GIACOBELLI: Shoot-wise, yes.

16 COMMISSIONER RUSSO: But you hear about
17 that, okay? You don't hear about the guy who walked
18 out of the bar, picked up a bottle, and smashed it
19 over somebody's head.

20 CAPT. GIACOBELLI: Exactly, exactly.

21 COMMISSIONER RUSSO: Right. So the
22 perception of what those are could be very different
23 too. And, again, I don't know the numbers, I'm just
24 going on. I think the violent crime in the Housing
25 Authority is very, very different than the violent

1 crime on Washington Street at 3 o'clock in the
2 morning after the bars are closed.

3 CAPT. GIACOBELLI: No question about
4 it.

5 COMMISSIONER RUSSO: Right. So I think
6 that's what we got to kind of look at and
7 differentiate which one is which. Because I think
8 you're right in the sense that there are shootings.

9 CAPT. GIACOBELLI: Yes.

10 COMMISSIONER RUSSO: And we know about
11 them instantaneously, we don't know about the guy
12 who got hit with the bottle because it was --

13 (Simultaneous crosstalk.)

14 CAPT. GIACOBELLI: I mean, I'll close
15 with this, Mike, not to cut you off, I consider
16 somebody coming into my home a violent crime, right,
17 a burglary, whether you interact with me or not, if
18 you come into my building, it's kind of scary. It
19 happens around the city more than it happens here.
20 Fights happen, aggravated assaults like Michael just
21 described eloquently, they happen other places more
22 than it happens here. The fact that you're going to
23 get a shooting here kind of puts it, like, over the
24 top, the one shooting trumps 42 different things. I
25 know what you're saying.

1 What I'm saying it's on the regular,
2 day-to-day, around the clock, I'm going to go get my
3 milk from the store, it's pretty good. It's pretty
4 good.

5 COMMISSIONER RUSSO: Yeah, yeah.

6 COMMISSIONER IMPASTATO: I mean, to say
7 that this is the safest three to four block area --

8 CAPT. GIACOBELLI: That it's been.

9 COMMISSIONER IMPASTATO: -- in
10 Hoboken --

11 CAPT. GIACOBELLI: No, I said that it's
12 been, not that it's the safest, it's as safe as any
13 other area, I'm going to submit, and it's as safe as
14 it has been is what I'm saying.

15 COMMISSIONER IMPASTATO: Oh, okay.

16 CAPT. GIACOBELLI: As it has been
17 historically.

18 COMMISSIONER IMPASTATO: What is that?

19 COMMISSIONER LEWIT: I agree with him,
20 I was born and raised here as well.

21 COMMISSIONER IMPASTATO: No, I thought
22 the comment was that this is the three to four block
23 safest area in the town, I thought that's what you
24 said.

25 CAPT. GIACOBELLI: Right, right, no.

1 COMMISSIONER IMPASTATO: And I was -- I
2 would push back to you --

3 CAPT. GIACOBELLI: I'd even push back a
4 little on that.

5 COMMISSIONER IMPASTATO: You know, I'd
6 rather, you know --

7 (Simultaneous crosstalk.)

8 COMMISSIONER IMPASTATO: I'd rather
9 walk --

10 (Simultaneous crosstalk.)

11 COMMISSIONER IMPASTATO: -- on
12 Bloomfield between 8th or 9th and 14th than, you
13 know, which is odd, you know.

14 CAPT. GIACOBELLI: Right, right, right.

15 VOICE: But you're safer here than 14th
16 street.

17 CAPT. GIACOBELLI: Yeah, well.

18 CHAIRWOMAN REYES: I think one of the
19 things that's different from the rest of the town
20 and just on this whole kind of stuff is that the
21 Housing Authority residents do stick together,
22 right? So they know their residents, they know
23 their people, right? They know, so when something
24 happens they come together. We --

25 CAPT. GIACOBELLI: Yeah.

1 talked about, our attorney getting back to them,
2 about the chief, about the agreement.

3 EXECUTIVE DIRECTOR RECKO: Yes.

4 COMMISSIONER IMPASTATO: Can we get an
5 update from the attorney? The, what is it --

6 EXECUTIVE DIRECTOR RECKO: Yeah, I
7 talked to Harold about this -- I talked to Harold
8 about this yesterday, and I know they're working on
9 it. He's going to check with -- I think, Harold,
10 you're on the line, right?

11 CHAIRWOMAN REYES: Yes.

12 ATTORNEY H. FITZPATRICK: Yes, I am.
13 Good evening, everyone. This is Harold Fitzpatrick.

14 EXECUTIVE DIRECTOR RECKO: Good
15 evening, Harold, and I know you're going to talk to
16 Matt --

17 ATTORNEY H. FITZPATRICK: I can report
18 to you that I checked with Matthew on that today,
19 and he's been in communication with the assistant
20 city attorney, and he's working on a revision in our
21 agreement with the City to address some of the
22 issues that have come up in the last couple of
23 discussions between the Authority and the police
24 department.

25 COMMISSIONER IMPASTATO: Great.

1 EXECUTIVE DIRECTOR RECKO: So we have
2 some movement there.

3 COMMISSIONER IMPASTATO: Good. Good.
4 Thanks.

5 EXECUTIVE DIRECTOR RECKO: I would like
6 to say something just in closing on that. I'm very
7 sensitive to folks because I hear this so much
8 that --

9 CHAIRWOMAN REYES: Guys, can we stop
10 the talking in the background, please, while the
11 director is speaking?

12 EXECUTIVE DIRECTOR RECKO: Yeah. Can
13 we get everyone talking here? So I'm very sensitive
14 to that. And many people do, and I will continue to
15 encourage it, most of you in this room have my cell
16 phone number, right? If you're reticent about
17 calling, call me, right? If you hear from the
18 police that they can't enter and it bothers you,
19 call me, and I will get that to the police. I get
20 calls at two in the morning, I get calls at three in
21 the morning. Fine, fine, that's what we're here
22 for. Myself and Frank over here, that's what we do.

23 So feel very free to do that if you're
24 worried, because if I call and tell them there's a
25 bunch of guys in the hallway at 310, they'll go.

1 And if you call they'll go too, but if I call I
2 don't say who called me, right? So there's no way
3 to link that back to you. So feel free to do that.
4 I just wanted to add that.

5 You know, and if you don't have my cell
6 phone number, I'll give you my card before we leave
7 today.

8 So we are having a --

9 COMMISSIONER RUSSO: Put it on social
10 media.

11 EXECUTIVE DIRECTOR RECKO: Social
12 media, yeah, that's okay, we'll drop it from a
13 helicopter. We'll do that. I don't mind that at
14 all.

15 We are having our meet and greets
16 coming up in November. I'll be at every site the
17 last week in November. On the 28th of November, Fox
18 Hill and Harrison, on the 29th Adams and CCG, and on
19 the 30th here at Monroe. You'll get fliers on that
20 coming out in the next week or so. So we'll have a
21 chance to sit and talk about all of these issues as
22 well. The police have promised to come, so the
23 police are going to be at our meet and greets this
24 time, and we're going to have a good presentation on
25 some new HUD regs for you as well, so that will be

1 fine. We'll be at each site over that time period.
2 Harrison and Andrew Jackson on the 28th of November.

3 The security meeting met. We went
4 through that.

5 I've got -- I started the meeting to
6 talk about an exciting month. We have been -- got
7 some excellent news regarding our Hoboken Housing
8 Forward. As part of the process of redevelopment
9 with HUD, we've received our CHAPS or commitment to
10 enter into housing assistance payments contract on
11 Andrew Jackson and Christopher Columbus this month.
12 That's a significant step forward with HUD, clears a
13 lot of things up, our path to the future. We
14 already have CHAPS on Adams and Monroe, and Harrison
15 will be following in due course. There's no
16 question it will be coming soon.

17 All of these are significant milestone
18 and represents a lot and excellent work by staff and
19 our Enterprise partners and tech assistance team.
20 So as we go through our process with the city,
21 hopefully very soon, finalizing the redevelopment
22 plan.

23 COMMISSIONER RUSSO: Planning Board's
24 going on right now.

25 EXECUTIVE DIRECTOR RECKO: Planning

1 Board's going on, we've got that happening.

2 We've got -- we will then be going out
3 for a developer partner. We are moving and we're
4 really excited about that.

5 COMMISSIONER IMPASTATO: Are we not
6 able to go out to the development partner, like, now
7 so that when it does get approved we can -- if we're
8 ready, speeding it up.

9 EXECUTIVE DIRECTOR RECKO: The
10 developer partner needs the redevelopment plan --

11 COMMISSIONER IMPASTATO: Right.

12 EXECUTIVE DIRECTOR RECKO: -- in order
13 to even do his starting bid on.

14 COMMISSIONER IMPASTATO: And that's
15 tonight, that's being--

16 COMMISSIONER RUSSO: The Planning Board
17 is hearing it tonight, it will be voted on at the
18 Council meeting on Wednesday.

19 COMMISSIONER IMPASTATO: So we can't do
20 it --

21 COMMISSIONER SEITZMAN: Monday.

22 COMMISSIONER RUSSO: Monday, right,
23 excuse me. Monday.

24 COMMISSIONER IMPASTATO: But that's all
25 ready to go is my point, right? Like, we're --

1 CHAIRWOMAN REYES: So we're getting
2 there, we've just brought -- we've also brought on
3 our development attorney this past week, we've got
4 the contract finalized.

5 Thank you, Harold, for that.

6 We've got the contract finalized, all
7 that, so we'll be having our initial meetings with
8 them over the next couple of weeks so --

9 COMMISSIONER IMPASTATO: Great.

10 EXECUTIVE DIRECTOR RECKO: -- ready to
11 do up that RFP and make it happen.

12 Capital leave plan consultants in front
13 of you tonight, I'll talk to you about that when we
14 come to that part. We're continuing to meet
15 regularly with our redevelopment team, and we're
16 working on our -- projecting our management needs.
17 You're going to be seeing over the next few months a
18 new Section 8 admin plan, some additions to our
19 admissions and occupancy policy, and the current
20 five and annual plans submitted to HUD, with just
21 some minor tweaks heading and clearing the way for
22 redevelopment, as well as some new regs that HUD has
23 put out.

24 Our next induction ceremony for Hall of
25 Fame is December 13th. December 13th, 6 o'clock.

1 Put it on your calendar. We'll be here to induct
2 our next round of individuals for the HHA Hall of
3 Fame.

4 I continue to meet with residents. We
5 met with eight resident families this past month.
6 We encourage you to come on in and sit down in my
7 office and talk to me. In addition, we'll have that
8 round of meet and greets at each site during the
9 week of November 27th.

10 We have been sensitive, I think, since
11 last month's meeting at Fox Hill talking about
12 security concerns and how we're doing lease
13 violations, we've been working on that with the
14 security committee and with the police department.
15 We have been in touch with our security firm
16 regarding reporting and improving their performance,
17 and as Andrew said earlier, we're going to be
18 rebidding that in the near future.

19 Let's see. Housing for Hoboken met on
20 October 24th. We had a meeting with the Hoboken
21 schools, with the school board folks, that was
22 excellent.

23 And, Barbara, thank you for helping set
24 that up.

25 I think it was a good meeting, just to

1 start talking about how the redevelopment will
2 affect the Hoboken school system.

3 CHAIRWOMAN REYES: We want to be a part
4 of it, we want to be --

5 EXECUTIVE DIRECTOR RECKO: Yeah. And
6 last but not least, have a school room here, let's
7 do it --

8 COMMISSIONER IMPASTATO: That's a great
9 idea.

10 EXECUTIVE DIRECTOR RECKO: -- part of
11 the schools down here. So we had a good meeting
12 with them and they're very receptive.

13 Special capital projects, we've got the
14 Harrison thing going on with the cameras coming on
15 on each floor. Our courtyard paving is under
16 design, all of that's under design right now.
17 Emergency generator work is still in process. We
18 got a boiler replacement at 655 Marshall Drive. And
19 by the way, it's also at 501, 540, and 320 that
20 we're replacing boilers this year. Last but not
21 least, the Monroe boiler replacement is out for bid
22 right now.

23 We continue to work on our UPCS and
24 REAC inspection issues. Our sprinkler head project
25 is completed. A couple of punch list items,

1 interior door replacement is complete, plaster work
2 is in process, as well as kitchen cabinet repair and
3 our window repairs.

4 We continue with training on our
5 inspired protect protocol for the new inspection
6 system. And I would like to say clearly in response
7 to some concerns that have been expressed, if you
8 think you've been charged for anything that's not
9 your damage, that you didn't damage, please go see
10 your manager and we'll talk about it. If there's
11 something that, like we replaced a door in your unit
12 and you don't think it was your damage, come on in,
13 we'll talk about it, and if it was indeed just wear
14 and tear, you don't get charged for normal wear and
15 tear, you don't. So come on in and talk to us about
16 it.

17 Parking registration initiative is
18 underway. We kind of beat that one already to death
19 on that. I didn't do a report on the management
20 snapshot. We are continuing a good occupancy rate,
21 95 percent, at our public housing, and we're at
22 96 percent at -- at occupancy at Fox Hill.

23 Our rent collection issues, we continue
24 to work hard on that. Our percentage of families
25 that have -- that owe us dropped again, which is a

1 good indication, so the number of families that
2 actually owe us has dropped and is moving in the
3 right direction. We have gone ahead and filed court
4 actions on a number of our outstanding accounts.

5 Anything I haven't covered on that,
6 Frank that you'd like to -- wherever you are?

7 MR. MERCHAND: No, you covered it up
8 pretty good.

9 COMMISSIONER IMPASTATO: Do you have
10 the updated sheet for that?

11 MR. MERCHAND: Yes, it should be in
12 there.

13 COMMISSIONER IMPASTATO: What number is
14 that?

15 EXECUTIVE DIRECTOR RECKO: Attachment,
16 attachment A and D. D is the aging report, D is the
17 actual dollar aging report, the D in your folder.

18 COMMISSIONER IMPASTATO: D.

19 MR. MERCHAND: The snapshot is a good
20 one because it kind of gives you that whole picture,
21 pulls from the other one.

22 COMMISSIONER IMPASTATO: Yeah, but it
23 doesn't show where we were.

24 MR. MERCHAND: Oh. So last month we
25 were at 40 percent, and the amount of families was

1 at -- and the month before was, like, I think 42, so
2 since we started tracking and giving you the
3 snapshot one, what I can do next month, I'll give
4 you a good --

5 COMMISSIONER IMPASTATO: Yeah, yeah, I
6 remember seeing the sheet where it started, it was
7 like --

8 (Simultaneous crosstalk.)

9 COMMISSIONER IMPASTATO: -- 1.2 million
10 right, now we're down to 820,000?

11 MR. MERCHAND: So what I want to talk
12 about a little bit that was -- that really worked
13 this month that was exciting was the -- I know we
14 keep going back to the parking, but through the
15 parking we got a lot of families to recertify that
16 had not come into recertify, because in order to get
17 a parking sticker, you need to be lease compliant,
18 which means you either enter into a repayment
19 agreement if you were late on rent, so through the
20 parking registration, we got another 35 families to
21 enter into repayment agreements, which is good for
22 them, it's good for us. And then we did -- our
23 number last month was \$875,000 was what the families
24 owed, so even though it's only 60-something thousand
25 dollars less, there were also some repayment

1 agreements who people defaulted on from that first
2 batch who we had to put back. So those big ones are
3 ones that we're going to be going to court with that
4 are already the most egregious ones. So as families
5 entered in the beginning of this process, families
6 entered into repayment agreements, and some, they
7 didn't make payments on the repayments, so now those
8 families are going right back to the top of our
9 court agreement.

10 And what I'm working with Matt now is
11 Matt is actually now going to give me, so that we
12 start filling them out, the -- now the Court
13 repayment agreements, which is different. See, when
14 it's with us, we give you ten years no interest,
15 right? If it's through the Court, it's going to
16 probably be, like, two years, and, you know, it's --
17 and then once it's a court agreement, if you miss a
18 payment, it's a very expedited step to eviction, and
19 we do not want that. What we do -- we're not
20 looking for eviction, we're just looking for -- so
21 as many families as they can honor our repayment
22 agreement would be better so that they don't go
23 into -- because that repayment agreement that comes
24 through the Court is going to be a much higher
25 monthly payment, and the default is automatic.

1 COMMISSIONER IMPASTATO: How many
2 families are in court write now?

3 MR. MERCHAND: So we have batches.
4 Now, the very first batch, that was the August
5 families, there's 10. Then after that there should
6 be 20 each month, 25. And so in total we're almost
7 up to 75 or 100 families who are eventually going to
8 come in batches to the point. I want to let you
9 know that --

10 COMMISSIONER IMPASTATO: So, wait, hold
11 on. So it looks like it's three --

12 MR. MERCHAND: We're not in court with
13 all the families that are here.

14 COMMISSIONER IMPASTATO: -- 400
15 families --

16 MR. MERCHAND: Right.

17 COMMISSIONER IMPASTATO: -- owe a
18 balance.

19 MR. MERCHAND: Right, and we're not in
20 court.

21 COMMISSIONER IMPASTATO: You're saying
22 175 are in court?

23 MR. MERCHAND: No, no, no, not even a
24 hundred -- no.

25 COMMISSIONER RUSSO: Seventy-five to

1 100.

2 MR. MERCHAND: Yeah, 75.

3 EXECUTIVE DIRECTOR RECKO: Not even
4 that are in court yet.

5 MR. MERCHAND: Not in court. They're
6 in the process of which starts with the first 10
7 families. Matt explained to me that there are --
8 the families who might take four months before that
9 first file ones, we're actually in front of a judge.
10 Once we're actually in front of a judge, there won't
11 be a month after that that we won't be in front. So
12 the very first batch has 10 families, and after that
13 there will always be at least 20 to 30.

14 COMMISSIONER IMPASTATO: So zero
15 families have been in front of a judge?

16 MR. MERCHAND: Zero families have been
17 in front of a judge. So, you know, we still have
18 time for families who want to, you know, work with
19 us before we get to that point.

20 COMMISSIONER RUSSO: So this month or
21 next month, they'll be in front of a judge?

22 MR. MERCHAND: No. Matt's not on the
23 call, but I think he explained to me it may still
24 be, like, another two to three months before we have
25 that first date, but whatever that first date is,

1 once we're there, it's going to be --

2 ATTORNEY H. FITZPATRICK: This is
3 Harold, I'm on the call and I'm familiar. So far
4 we've actually filed ten complaints.

5 MR. MERCHAND: Yes.

6 ATTORNEY H. FITZPATRICK: Frank said,
7 and the issue that I think Frank is addressing is
8 the fact that as the courts gear up to go back to
9 accept cases, they're doing it at a much slower pace
10 than they had historically. Historically we had a
11 court date every month, and we would make filings
12 and we would get hearings every month. Now almost
13 everything is being still done remotely, and it may
14 take, as Frank says, several months before the Court
15 is actually prepared to address a complaint after
16 it's been filed. It's going to take longer than it
17 used to.

18 COMMISSIONER IMPASTATO: And while
19 that's happening, these families are still living
20 here --

21 MR. MERCHAND: They're still --

22 COMMISSIONER IMPASTATO: -- and we're
23 still not getting any contact?

24 MR. MERCHAND: And we cannot -- not
25 just that, we cannot collect rent from them. So

1 that's what I wanted you to know --

2 COMMISSIONER IMPASTATO: So 400
3 families we can't get in touch with them?

4 EXECUTIVE DIRECTOR RECKO: No, just the
5 ones --

6 MR. MERCHAND: Just the ones that are
7 in court. So if anyone who has not -- that is not
8 yet with that notice to cease and we're like this,
9 and they're getting their letters but we haven't yet
10 contacted them, if they're not in court, we can then
11 at that point still work something out. Once we're
12 in court, and what we're seeing is that, you know,
13 unfortunate -- and what we started was with the most
14 egregious amounts, so that's what I wanted to get
15 at.

16 There were some families that had 15,
17 \$20,000 right? And we started going down down down.
18 This month the batch that we're at is now the
19 families that owe 3500, so that's the highest, all
20 the other ones above it are already lined up for
21 court. So next month what we're actually going to
22 switch over is to the folks who defaulted in those
23 repayments, now they're going to -- because they're
24 going to have the higher amounts again, and they're
25 going to go back up.

1 COMMISSIONER IMPASTATO: How many of
2 these families have we not talked to still?

3 MR. MERCHAND: When you say "not talked
4 to."

5 COMMISSIONER IMPASTATO: No comment --

6 COMMISSIONER RUSSO: No communication,
7 no contact, no agreement, no nothing.

8 MR. MERCHAND: No, there's still -- we
9 only have but 169 repayment agreements, and we have
10 400 families that are outstanding, and only the
11 people that do not have a repayment agreement really
12 show up in that outstanding.

13 COMMISSIONER IMPASTATO: So 231
14 people -- families have not been in contact with
15 you?

16 MR. MERCHAND: No, they have not come
17 in to do a repayment agreement or they have not come
18 in to recertify.

19 EXECUTIVE DIRECTOR RECKO: We've
20 contacted them.

21 MR. MERCHAND: We've contacted them and
22 they've been getting their notices to cease every
23 month, we have -- so they're getting served. When
24 their number comes, when they reach that, we'll have
25 ten months of they got their letters every month.

1 COMMISSIONER IMPASTATO: Because what
2 I'm trying to get at is, of those 231 families, they
3 need to understand what you just said about --

4 MR. MERCHAND: Uh-huh.

5 COMMISSIONER IMPASTATO: -- if you make
6 the agreement with us, you get up to ten years. If
7 you don't and it goes to court, you're going to be
8 out of here in two years. Right? And they don't
9 probably know that.

10 EXECUTIVE DIRECTOR RECKO: Or less,
11 right.

12 MR. MERCHAND: So they're like,
13 housing, housing is not going to --

14 COMMISSIONER RUSSO: They're going to
15 be -- if they agree in court to a repayment
16 agreement, it will be probably two years worth of a
17 repayment agreement.

18 EXECUTIVE DIRECTOR RECKO: Right.

19 COMMISSIONER RUSSO: They could be
20 evicted much quicker than two years.

21 COMMISSIONER IMPASTATO: Oh, really?

22 EXECUTIVE DIRECTOR RECKO: Sure.

23 COMMISSIONER RUSSO: It could be months
24 from the moment they first --

25 COMMISSIONER IMPASTATO: If they don't

1 make -- okay.

2 (Simultaneous crosstalk.)

3 MR. MERCHAND: You know, just to think
4 about a family that owes 15,000, right? If we were
5 dividing that over 12 years, the monthly payment was
6 low, and they defaulted on that. Now they're going
7 to take \$15,000 divided by 24, they're never going
8 to make that payment. I don't want people to have
9 to get to that point. It's almost insurmountable,
10 unless they go in and do, then, a loan or something
11 to kind of like pay that off or, you know, I think
12 that those first families -- and there's always got
13 to be someone.

14 I don't know if Margie is still here,
15 but, like, I know that as we're doing all these
16 things, there's always going to be the first batch,
17 right? So those first ten families are our first
18 batch, right? And they're -- they could easily say
19 well, no one's been to court in two years. But we
20 have to start somewhere. Unfortunately, everything
21 starts somewhere. We are at that point right now.

22 COMMISSIONER IMPASTATO: I know. And
23 just trying to help as much as we can. Is there a
24 way we can knock on a door or --

25 EXECUTIVE DIRECTOR RECKO: We do.

1 COMMISSIONER IMPASTATO: -- I know
2 we're sending the letters.

3 EXECUTIVE DIRECTOR RECKO: Yeah.

4 COMMISSIONER IMPASTATO: We're knocking
5 on doors.

6 MR. MERCHAND: The whole thing is that
7 we're begging them in every possible way to come.

8 EXECUTIVE DIRECTOR RECKO: We're
9 calling them.

10 COMMISSIONER IMPASTATO: So people are
11 just not home?

12 (Simultaneous crosstalk.)

13 EXECUTIVE DIRECTOR RECKO: They don't
14 answer, they don't care. They don't come in when
15 you set up an appointment.

16 COMMISSIONER IMPASTATO: Yeah, so we're
17 doing everything we can.

18 EXECUTIVE DIRECTOR RECKO: I think we
19 are.

20 MR. MERCHAND: And I think it's a lot
21 of the folks that are in the first two batches might
22 not be there. So we are just going to recoup, I
23 believe, in the first grab, the first, let's say, 30
24 apartments, we might get at least 10 or 12 that
25 there's no one in there --

1 COMMISSIONER IMPASTATO: You can't go
2 in --

3 MR. MERCHAND: -- that they're not even
4 going to show up. We already secured them if we saw
5 that there's no activity, but we can't recoup it
6 until we go to court.

7 COMMISSIONER IMPASTATO: So we do a
8 yearly inspection, right --

9 EXECUTIVE DIRECTOR RECKO: Yes.

10 COMMISSIONER IMPASTATO: -- of the
11 unit?

12 EXECUTIVE DIRECTOR RECKO: Yes.

13 COMMISSIONER IMPASTATO: So we've gone
14 in and we can see --

15 MR. MERCHAND: Yeah, and we just did
16 REAC so -- and Jackie just did some door
17 inspections. So as we go through stuff, there's
18 always reasons or ways that we catch certain things.

19 COMMISSIONER IMPASTATO: Got you,
20 thanks for your job.

21 MR. MERCHAND: Yeah.

22 CHAIRWOMAN REYES: Thank you, Frank,
23 good job.

24 Our maintenance folks, we're doing a
25 special door painting at Adams and Monroe, Adams is

1 complete and we're starting here at Monroe. We're
2 doing pricing for various pavement repairs at our
3 parking lots.

4 Manny, we're going to get that -- we're
5 going to get that parking lot, parking space of
6 yours, I understand maybe you got a new parking
7 space, Manny? Yeah. But, yeah, so you don't have
8 to get wet when you come out of your car. But
9 anyway, we're taking care of your parking spot.

10 VOICE: Yeah, I heard about it.

11 EXECUTIVE DIRECTOR RECKO: Good.

12 VOICE: Yeah, but there's one thing I
13 was telling you, is you put, like, a ramp there that
14 I can push my cart right, but do you know I can put
15 a --

16 EXECUTIVE DIRECTOR RECKO: Yeah, yeah,
17 we'll talk about that, we'll talk about that. But
18 yeah, we're going to take care of you there.

19 We continue to work on -- on
20 November 8th we met with city representatives to
21 coordinate activities to improve trash collection,
22 recycling, including the effect it has on rodent
23 control. I think it was a very successful meeting,
24 yeah, let's talk about how we can more rat-proof our
25 trash operation and institute recycling at all of

1 our units. We have recycling in our elderly and
2 disabled buildings, but not on our family right now.
3 So we had a good meeting with them.

4 I did do attachments on our maintenance
5 plumbing projects, our unit repair special projects.
6 This time I included an extermination report that
7 you can take a look at on all of the extermination
8 activity, which is Attachment G. And our boiler
9 report on what our boiler crews are doing on
10 Attachment H. And it's getting cold, they're doing
11 a great job out there.

12 A special note, a long-term and valued
13 employee that many of you may know, Curtis Parker,
14 is going to be retiring. So, Curtis. We're going
15 to miss, as I say here, we wish him the best and
16 we'll miss his uplifting spirit around the Housing
17 Authority. So he's happy. Unfortunately.

18 HMA on finance, HMFA billing is pretty
19 close to close-outs. Finance is working on year-end
20 closing for last year's 2023 budgets. Housing
21 Choice voucher budgets and contract management out
22 of finance.

23 Like I said, Daniel could not be here
24 with us this evening. In his report he did talk
25 about Ray's Women's Self-Defense Workshop. We do

1 have a possibility for our boys and girls to do a
2 free basketball program with the Next Basket Wins
3 folks, so encourage your kids, grandkids to sign up.
4 This is great. Good stuff.

5 The food pantry continues, and we're
6 rolling into our Thanksgiving celebrations, right?
7 So that's coming up soon, as Thanksgiving comes upon
8 us, the 15th, 16th, and 17th. And we've got a
9 Christopher Columbus family Thanksgiving dinner
10 coming up, and a senior Christmas celebrations
11 coming up in -- we'll have another meeting before
12 those, they're coming up. Christmas, I haven't
13 finished my shopping yet.

14 On the 16th we'll have one Board
15 meeting before this, but we are planning our winter
16 wonderland celebration again over at the Arlette
17 Braxton courtyard. So we're actively planning that
18 right now.

19 We've got our food pantry, the library,
20 and an affordable connectivity program. If anyone's
21 not signed up for that, you get a discount on a
22 month's service of \$30 for eligible households, and
23 you should all be eligible.

24 And that is my report.

25 CHAIRWOMAN REYES: Director, I just

1 want to touch base --

2 EXECUTIVE DIRECTOR RECKO: Yes.

3 CHAIRWOMAN REYES: -- on the
4 maintenance. I got a complaint from 655 6th Street,
5 second floor.

6 EXECUTIVE DIRECTOR RECKO: Uh-huh.

7 CHAIRWOMAN REYES: It's not just one
8 resident, it's a few residents there that are --
9 there is a cockroach infestation, I guess, in one of
10 the apartments, but now it's leading into the
11 hallways.

12 EXECUTIVE DIRECTOR RECKO: Of course it
13 would.

14 CHAIRWOMAN REYES: So they literally
15 have, like, poured acid in their hallways because
16 they don't want the roaches gets into their house.

17 EXECUTIVE DIRECTOR RECKO: Sure.

18 CHAIRWOMAN REYES: So I think maybe we
19 should look into having an extermination of that
20 hallway.

21 EXECUTIVE DIRECTOR RECKO: Of course.

22 CHAIRWOMAN REYES: But definitely that
23 unit.

24 EXECUTIVE DIRECTOR RECKO: Where is it,
25 now?

1 CHAIRWOMAN REYES: It's in 655 6th
2 Street. I can provide you guys with more
3 information --

4 EXECUTIVE DIRECTOR RECKO: -- we'll
5 make sure we get out there this week --

6 CHAIRWOMAN REYES: -- later off the
7 record.

8 EXECUTIVE DIRECTOR RECKO: Thank you.
9 And we're chasing them. As you can tell from that
10 extermination report, it's a lot.

11 CHAIRWOMAN REYES: Yes.

12 EXECUTIVE DIRECTOR RECKO: But we'll
13 definitely chase them as they come up. Thank you.

14 CHAIRWOMAN REYES: Yes. Okay. So
15 that's it. I guess we can move on with the
16 resolutions. Can we please also --

17 COMMISSIONER SANFORD: Madam chair.

18 CHAIRWOMAN REYES: Sure.

19 COMMISSIONER SANFORD: I have questions
20 on the executive director.

21 CHAIRWOMAN REYES: Sure, absolutely.
22 Before I let you speak, Commissioner Sanford, can we
23 also, Terry, make sure that the record reflects that
24 Commissioner Forbes has been on the meeting, because
25 he wasn't here when the roll call was made.

1 EXECUTIVE DIRECTOR RECKO: I don't
2 think Commissioner Sanford was here either.

3 CHAIRWOMAN REYES: Oh, yes. And
4 Commissioner Sanford, my apologies.

5 Commissioner Sanford, the floor is
6 yours.

7 COMMISSIONER SANFORD: Thank you.

8 CHAIRWOMAN REYES: You're welcome.

9 COMMISSIONER SANFORD: So, Director, at
10 the last meeting you had made a statement at the
11 last meeting, I had several questions. Since that
12 last meeting I have in writing and also at the last
13 meeting asked you directly, when did you direct HHA
14 staff not to communicate with this Commissioner?

15 EXECUTIVE DIRECTOR RECKO: I haven't
16 seen that. Did you send me a new e-mail?

17 COMMISSIONER SANFORD: I did not.

18 EXECUTIVE DIRECTOR RECKO: Okay.

19 COMMISSIONER SANFORD: I'd already
20 sent --

21 EXECUTIVE DIRECTOR RECKO: So I'd asked
22 you to send me a new e-mail, I think we were clear,
23 to send me a new e-mail with all of your questions.

24 COMMISSIONER SANFORD: We were not
25 clear, I had already sent in writing --

1 EXECUTIVE DIRECTOR RECKO: Right.

2 COMMISSIONER SANFORD: -- a request to
3 know the exact date and time --

4 EXECUTIVE DIRECTOR RECKO: Right.

5 COMMISSIONER SANFORD: -- when you
6 instructed and directed staff not to communicate
7 with Commissioner Sanford.

8 EXECUTIVE DIRECTOR RECKO: I understand
9 your statement. But what we said at the last
10 meeting was give me a fresh e-mail with all the
11 information you'd like from me, and I've never seen
12 that e-mail this month.

13 COMMISSIONER RUSSO: Commissioner,
14 could I ask a favor? Could we vote on business so
15 that residents who want to leave, because I know you
16 have a lot of questions, I saw you writing a lot
17 down, so just vote on business so that any residents
18 who want to hear any particular resolutions could
19 leave, and then you could kind of continue that.
20 And, again, totally up to you, I just want to be
21 respectful of them.

22 COMMISSIONER SANFORD: Yeah,
23 unfortunately, I can't accommodate that.

24 COMMISSIONER RUSSO: No problem.

25 COMMISSIONER SANFORD: I've been

1 waiting for months to get an answer to this
2 question.

3 COMMISSIONER RUSSO: No problem.

4 CHAIRWOMAN REYES: No problem.

5 COMMISSIONER SANFORD: So --

6 COMMISSIONER RUSSO: Thought I'd ask.

7 COMMISSIONER SANFORD: When is the
8 exact date?

9 COMMISSIONER RUSSO: Sorry.

10 EXECUTIVE DIRECTOR RECKO: I can't
11 answer that, give it to me in writing.

12 ATTORNEY H. FITZPATRICK: Excuse me,
13 this is Harold --

14 (Simultaneous crosstalk.)

15 ATTORNEY H. FITZPATRICK: Can I --

16 CHAIRWOMAN REYES: Director --

17 (Simultaneous crosstalk.)

18 ATTORNEY H. FITZPATRICK: Can I make a
19 comment here, please --

20 CHAIRWOMAN REYES: Sure.

21 ATTORNEY H. FITZPATRICK: -- Madam
22 Chair?

23 CHAIRWOMAN REYES: Absolutely.

24 ATTORNEY H. FITZPATRICK: We're not
25 following the ordinary procedure of the Authority in

1 terms of the agenda. This sounds to me like new
2 business and --

3 CHAIRWOMAN REYES: Okay.

4 ATTORNEY H. FITZPATRICK: -- I want to
5 second what Commissioner Russo said.

6 I believe the next order of business is
7 to consider resolutions. If we're going to have a
8 discussion of other things that may have happened at
9 a meeting or should happen in the future, I believe
10 that should come after resolutions, which should be
11 the next item on the agenda.

12 CHAIRWOMAN REYES: Okay.

13 COMMISSIONER SANFORD: Counsel?

14 COMMISSIONER IMPASTATO: Unless -- let
15 me just say -- unless Commissioner Sanford has
16 questions as to the Director's report --

17 CHAIRWOMAN REYES: Regarding to the
18 report, yes.

19 Do you have any questions regarding to
20 the report?

21 COMMISSIONER SANFORD: Yes, I do.

22 CHAIRWOMAN REYES: Okay. So what we
23 can do then -- is this okay, then, Mr. Fitzpatrick,
24 if he has questions regarding the report, we can
25 have those addressed now? Anything else we can have

1 addressed at new business?

2 ATTORNEY H. FITZPATRICK: Oh,
3 certainly. I didn't realize that any questions were
4 related to the report, and if we're still on the
5 report, then they can be asked now, yes.

6 CHAIRWOMAN REYES: So, Commissioner
7 Sanford, I'm going to ask you that any questions
8 that you ask at this time pertain to his -- to the
9 director's report, and then in new business you can
10 ask any questions pertaining to anything that has
11 happened in previous or upcoming meetings.

12 COMMISSIONER SANFORD: Thank you.

13 CHAIRWOMAN REYES: You're welcome.

14 COMMISSIONER SANFORD: So referring to
15 the Executive Director's report, going back to
16 page 2, H4H. When was the H4H meeting? What was
17 the date?

18 EXECUTIVE DIRECTOR RECKO: I think it's
19 there in my report.

20 CHAIRWOMAN REYES: It is --

21 COMMISSIONER SEITZMAN: It is.

22 CHAIRWOMAN REYES: It is.

23 COMMISSIONER SANFORD: Was it October
24 24th?

25 EXECUTIVE DIRECTOR RECKO: Yeah. Let

1 me go back and take a look.

2 COMMISSIONER SEITZMAN: It is the 24th.

3 EXECUTIVE DIRECTOR RECKO: Yeah, it was
4 the 24th.

5 COMMISSIONER SANFORD: And --

6 COMMISSIONER RUSSO: Let me see,
7 October 24th.

8 COMMISSIONER SANFORD: And in the past
9 I've previously requested the list of attendees for
10 those meetings and the minutes of those meetings.

11 Do you have those meeting minutes and
12 the list of attendees for the October 24th meeting?

13 EXECUTIVE DIRECTOR RECKO: No, we don't
14 keep minutes at the meeting, but I would be able to
15 provide a list of the attendees when asked. Yeah.

16 COMMISSIONER SANFORD: Well, if I may
17 recall, Commissioner Lewit, you're on the H4H?

18 COMMISSIONER LEWIT: Yes.

19 COMMISSIONER SANFORD: Okay. We had
20 discussed at a prior Board meeting that Commissioner
21 Lewit would be taking minutes.

22 COMMISSIONER IMPASTATO: I do remember
23 that.

24 EXECUTIVE DIRECTOR RECKO: I don't -- I
25 don't remember that specifically, but we'll look

1 back at the --

2 COMMISSIONER SEITZMAN: I don't
3 remember.

4 EXECUTIVE DIRECTOR RECKO: I don't
5 remember asking him to take minutes, but...

6 COMMISSIONER SANFORD: You don't
7 remember, Commissioner?

8 COMMISSIONER LEWIT: No.

9 EXECUTIVE DIRECTOR RECKO: I think at
10 one point he said he keeps his own notes.

11 COMMISSIONER SEITZMAN: That was a
12 different meeting.

13 COMMISSIONER IMPASTATO: Is that
14 different than the Council that's made up of,
15 like --

16 COMMISSIONER RUSSO: Procurement.

17 COMMISSIONER SEITZMAN: Yeah.

18 COMMISSIONER IMPASTATO: What's that
19 called?

20 (Simultaneous crosstalk.)

21 COMMISSIONER IMPASTATO: That Chris
22 Brown is on.

23 COMMISSIONER RUSSO: The committee,
24 it's the developer selection.

25 EXECUTIVE DIRECTOR RECKO: Oh, the

1 developer selection --

2 (Simultaneous crosstalk.)

3 COMMISSIONER IMPASTATO: That's it.

4 That's what we were referring to.

5 (Simultaneous crosstalk.)

6 COMMISSIONER SANFORD: Okay. Thank

7 you.

8 COMMISSIONER IMPASTATO: That's what

9 you're referring to. Yeah, that we're getting

10 minutes, right?

11 EXECUTIVE DIRECTOR RECKO: Yeah.

12 COMMISSIONER IMPASTATO: I think that's

13 what he's referring to.

14 COMMISSIONER SANFORD: Well, that gets

15 to my next question --

16 COMMISSIONER IMPASTATO: Uh-oh.

17 COMMISSIONER SANFORD: -- which is when

18 are -- where are the minutes for the meetings of the

19 evaluation committee that have happened since the

20 last time we talked about it?

21 CHAIRWOMAN REYES: That's not on the --

22 EXECUTIVE DIRECTOR RECKO: Once again,

23 that's not in my report, number one. Number two,

24 that's the kind of thing I would be asking you for

25 in writing, you know, so we can --

1 CHAIRWOMAN REYES: And prior to the
2 meeting so that you could have them available at the
3 meeting.

4 COMMISSIONER SANFORD: So I have to
5 request that in writing?

6 EXECUTIVE DIRECTOR RECKO: Yeah, I've
7 asked you to.

8 COMMISSIONER SANFORD: I can't talk to
9 you about it?

10 EXECUTIVE DIRECTOR RECKO: Well, I
11 don't have them with me. I wasn't prepared to bring
12 anything with me.

13 CHAIRWOMAN REYES: And, again,
14 Commissioner Sanford, I'm going to ask you to keep
15 it specifically to his report, and, unfortunately,
16 that committee was not brought up in the report.

17 COMMISSIONER SANFORD: The Enterprise
18 team is mentioned in your report, is it not?

19 EXECUTIVE DIRECTOR RECKO: Yes, it is.

20 COMMISSIONER SANFORD: Okay. What is
21 the contact information for the Enterprise team?

22 EXECUTIVE DIRECTOR RECKO: I don't have
23 the contact information with me on the Enterprise
24 team. It wasn't asked for me in advance, but,
25 again, if you're referring to our HUD rep, Ellis, we

1 have offered to have a meeting with you, and I
2 understand --

3 COMMISSIONER SANFORD: I am not
4 referring to that.

5 EXECUTIVE DIRECTOR RECKO: Okay.
6 That's --

7 (Simultaneous crosstalk.)

8 COMMISSIONER SANFORD: I am referring
9 to the Enterprise Team.

10 EXECUTIVE DIRECTOR RECKO: He's part of
11 the Enterprise Team.

12 COMMISSIONER SANFORD: Okay. He's part
13 of the Enterprise. Who else is part --

14 EXECUTIVE DIRECTOR RECKO: I'll give
15 you what I can. Folks from the Enterprise Partners,
16 a number of folks from there, and folks from our
17 staff, and folks from HUD.

18 COMMISSIONER SANFORD: Partners, from
19 Enterprise, HUD, okay. So we have talked at a great
20 length about Mr. Ellis's contact information.

21 Can you provide me with contact
22 information for the other individuals on the
23 Enterprise Partner team and the Enterprise HUD team?

24 EXECUTIVE DIRECTOR RECKO: I can
25 probably give you company names. I'll ask them if

1 they have any issues with me releasing their
2 personal information.

3 COMMISSIONER SANFORD: I'm not asking
4 for personal information. I'm asking for business
5 e-mail addresses.

6 EXECUTIVE DIRECTOR RECKO: Yeah, I will
7 say what I can do.

8 COMMISSIONER SANFORD: That's not
9 personal.

10 EXECUTIVE DIRECTOR RECKO: I will see
11 what I can do.

12 COMMISSIONER SANFORD: Okay. When you
13 say you see what you can do, when do you think you
14 can get back to me?

15 EXECUTIVE DIRECTOR RECKO: Well, first
16 of all, I'd like to the request in writing from you.

17 COMMISSIONER SANFORD: You want the
18 request --

19 EXECUTIVE DIRECTOR RECKO: Because we
20 had -- yes I do. We've asked for that many, many
21 times, and you don't seem to want to provide that,
22 so please do business, if you want something.

23 COMMISSIONER SANFORD: Don't
24 mischaracterize my actions.

25 EXECUTIVE DIRECTOR RECKO: I'm not

1 mischaracterizing your actions.

2 COMMISSIONER SANFORD: You are.

3 EXECUTIVE DIRECTOR RECKO: No, I'm not.

4 CHAIRWOMAN REYES: Okay. This is going
5 to become a back and forth, maybe then you should be
6 put everything in writing, and you can feel free to
7 CC me or Mr. Fitzpatrick so we can make sure that
8 the information gets to you, but we will not have
9 the back and forth.

10 COMMISSIONER SANFORD: Well, this is
11 the discussion.

12 CHAIRWOMAN REYES: No, I get it, but it
13 doesn't look very professional when you're sitting
14 here arguing with the director.

15 COMMISSIONER SANFORD: I'm not arguing
16 with the director. My tone is not --

17 CHAIRWOMAN REYES: So I'm the only one
18 that's misconstruing -- that the conversation --

19 COMMISSIONER SANFORD: So moving on.

20 (Simultaneous crosstalk.)

21 CHAIRWOMAN REYES: Okay, can we move
22 on, please?

23 COMMISSIONER SANFORD: Moving on, Item
24 4 of your director's report under Housing for
25 Hoboken is the legal representative firm. Is that

1 correct?

2 EXECUTIVE DIRECTOR RECKO: I'm sorry, I
3 don't know where you are, what you're talking about.

4 COMMISSIONER SANFORD: Sure. So
5 page 2, Housing for Hoboken, Item 4, the legal
6 representative firm that we have chosen has agreed
7 to contract --

8 EXECUTIVE DIRECTOR RECKO: Yes.

9 COMMISSIONER SANFORD: -- and we'll
10 start our work with them shortly in preparation --

11 EXECUTIVE DIRECTOR RECKO: Yes.

12 COMMISSIONER SANFORD: -- for the
13 develop RFP.

14 EXECUTIVE DIRECTOR RECKO: Yes.

15 COMMISSIONER SANFORD: What is the name
16 of that firm?

17 EXECUTIVE DIRECTOR RECKO: Remind me,
18 Harold. I'm drawing a blank.

19 CHAIRWOMAN REYES: Harold, can you --

20 EXECUTIVE DIRECTOR RECKO: Reno and
21 Cavanaugh.

22 ATTORNEY H. FITZPATRICK: Yeah, this is
23 a resolution that was approved by the Board of
24 Commissioners.

25 EXECUTIVE DIRECTOR RECKO: Yeah.

1 ATTORNEY H. FITZPATRICK: That I
2 believe, although you didn't vote for it,
3 Commissioner, you were present at that meeting, the
4 name of the firm is Reno and Cavanaugh.

5 COMMISSIONER SANFORD: Thank you. I
6 wanted to make sure because it just wasn't clear in
7 the Director's report.

8 So that's Reno and Cavanaugh with a K?

9 ATTORNEY H. FITZPATRICK: No, with a C.

10 COMMISSIONER SANFORD: With a C. Got
11 it.

12 ATTORNEY H. FITZPATRICK: If you look
13 back in your meeting packages, you'll find it.

14 COMMISSIONER SANFORD: All right. Now,
15 who is our primary contact at Reno and Cavanaugh,
16 Director or Counsel?

17 EXECUTIVE DIRECTOR RECKO: I don't have
18 that with me. I'm sorry.

19 COMMISSIONER SANFORD: Okay. Harold,
20 would you know?

21 ATTORNEY H. FITZPATRICK: No, I think
22 the question is whether or not the contact between
23 the Authority and Reno and Cavanaugh on behalf of
24 the Authority was the Executive Director or the
25 counsel.

1 Do I understand the question correctly,
2 Commissioner?

3 COMMISSIONER SANFORD: Allow me to
4 rephrase.

5 So we have our Housing Authority, and
6 then there's someone at, presumably, at Reno and
7 Cavanaugh who was working with the Housing
8 Authority, who is the primary person that we are
9 working with at that law firm?

10 CHAIRWOMAN REYES: You mean the lawyer
11 that's --

12 COMMISSIONER RUSSO: Is it Reno or is
13 it Cavanaugh?

14 ATTORNEY H. FITZPATRICK: Yeah, it's
15 neither of the above. It's a fairly large firm.

16 COMMISSIONER SANFORD: Right.

17 ATTORNEY H. FITZPATRICK: There are two
18 people who show up in their proposal as the primary
19 contacts, and I believe --

20 COMMISSIONER SANFORD: Okay.

21 ATTORNEY H. FITZPATRICK: -- the one
22 person is the person whose signatory was on the
23 contract.

24 COMMISSIONER SANFORD: All right. So
25 can you give me the names of those two people?

1 ATTORNEY H. FITZPATRICK: Well, again,
2 I think the Executive Director is asking you to put
3 that in writing, and I'm sure he can get you the
4 information.

5 COMMISSIONER SANFORD: I have to put
6 that in writing? You just can't tell me over the
7 phone?

8 CHAIRWOMAN REYES: They don't have it
9 in front of them. They didn't know these questions
10 were going to be asked.

11 COMMISSIONER SANFORD: It's not my
12 problem if they're unprepared.

13 CHAIRWOMAN REYES: Well, they're
14 unprepared because they should bring in everything
15 from every single meeting that we have? We have
16 over ten meetings a month and you only participate
17 in one. Let's be real.

18 COMMISSIONER SANFORD: Yeah, and I have
19 to read everything that they prepared.

20 EXECUTIVE DIRECTOR RECKO: Well, we all
21 do.

22 CHAIRWOMAN REYES: They all do.

23 COMMISSIONER SANFORD: You don't have
24 that information, Harold? Is that what you're
25 saying, and I have to put that in writing?

1 ATTORNEY H. FITZPATRICK: I can get it
2 for you, but the fact of the matter is you have it
3 too because it's in your previous meeting packages.
4 I wasn't prepared to talk about it right now. It's
5 certainly not an issue of not being prepared in
6 general. I think that that would apply to you as
7 well, Commissioner, in terms of asking questions
8 that you already know the answer to because you have
9 it in your meeting package.

10 COMMISSIONER SANFORD: No problem. So
11 my --

12 ATTORNEY H. FITZPATRICK: They were
13 hired months ago.

14 COMMISSIONER SANFORD: Some might say
15 knowing the answer to a question is being well
16 prepared.

17 Number six. Number six. Our
18 redevelopment team continued -- this is from your
19 report, Director, our redevelopment team continues
20 to meet regularly with the Enterprise Partners,
21 Harold Fitzpatrick, HHA staff, and HUD
22 representative represented by Mr. Wilson-Henri. I
23 asked about this earlier, and I've sent many e-mails
24 in writing ahead of this meeting, what is Mr.
25 Wilson-Henri's work contact e-mail at HUD?

1 EXECUTIVE DIRECTOR RECKO: And as I've
2 answered many times, he has asked me not to give out
3 his contact information. He has asked me that.

4 COMMISSIONER SANFORD: When did he ask
5 you?

6 EXECUTIVE DIRECTOR RECKO: I'd have to
7 look back at notes. You're asking me these things,
8 i don't know whether it's -- when exactly, sir, but
9 we've been through this territory. And in response
10 to that, we have offered to set up a meeting with
11 him and our attorney. And what is -- I don't
12 understand what you don't understand about my answer
13 to you that I've given you five times already. I
14 don't know why we're here again wasting everyone's
15 time.

16 COMMISSIONER SANFORD: I am not wasting
17 everyone's time. This is --

18 (Simultaneous crosstalk.)

19 CHAIRWOMAN REYES: This is obviously
20 a --

21 COMMISSIONER SANFORD: This is my time
22 as a Commissioner of this Housing Authority to ask
23 questions. Our business is part of the public
24 record for the sake of transparency. The questions
25 that I have asked in writing are not in the record.

1 So, Director --

2 (Audience interruption at this time.)

3 CHAIRWOMAN REYES: Guys, please,
4 please. Guys.

5 COMMISSIONER SANFORD: Chair, can you
6 control the room, please?

7 Director --

8 CHAIRWOMAN REYES: I will, but you have
9 taken it and made a circus of this meeting every
10 month.

11 (Simultaneous crosstalk.)

12 CHAIRWOMAN REYES: Okay. Guys, please,
13 please, please, and what I would say to you
14 residents, and I'm telling you as a resident, you
15 guys have a problem with this, then you need to go
16 to the person that put him on this Board, it's the
17 Mayor. Go to him and tell them and tell them what
18 we go through every month at this meeting, I'm sick
19 of it. I'm absolutely sick of it. Thank you.

20 COMMISSIONER SANFORD: Are you done,
21 Chair--

22 CHAIRWOMAN REYES: Can you continue?
23 I'm done. I'm done. Yes, I am. I'm done.

24 COMMISSIONER SANFORD: Are you back
25 under control?

1 CHAIRWOMAN REYES: Yes, I am. Very
2 much so.

3 COMMISSIONER SANFORD: So, allow me to
4 help you to understand. I have never --

5 CHAIRWOMAN REYES: Excuse me, guys, I'm
6 going to ask you guys to refrain from talking in the
7 gallery and let them speak so we can get this over
8 with, because I have kids I need to get home to.
9 Thank you.

10 COMMISSIONER SANFORD: Director, I have
11 never asked you to set up a meeting between me and
12 Mr. Wilson-Henri. I have consistently asked you for
13 his contact information.

14 COURT STENOGRAPHER: Could you just
15 speak into the microphone, Mr. Sanford?

16 COMMISSIONER SANFORD: I have
17 consistently asked for Mr. Ellis's HUD work e-mail,
18 that's it, that's all I want at this point, I do not
19 want to have a meeting anymore. If I have a meeting
20 with Mr. Wilson-Henri, it will be through a
21 communication between myself as a Commissioner and
22 Mr. Wilson-Henri as the HUD representative, and I'm
23 trying to understand why this Commissioner cannot
24 talk to the HUD representative.

25 EXECUTIVE DIRECTOR RECKO: And, again,

1 I know I've communicated this with you. I went to
2 Mr. Ellis Wilson Henri and I told him of your wish,
3 and he told me that he did not want me to share his
4 information, and that he would be glad to set up a
5 meeting with you, but that is where I am. I am
6 going to honor his request to me. That is the long
7 and short of it and I -- Commissioner, I've told you
8 this. I don't know why you still don't understand
9 this. I don't know how I can -- how can I say it
10 differently to you to make you understand that this
11 man who is from HUD has asked me not to give out his
12 contact information, but that he'd be glad to have a
13 meeting with you if we set it up. That's --

14 COMMISSIONER SANFORD: Okay. Next
15 question.

16 EXECUTIVE DIRECTOR RECKO: Yeah.

17 COMMISSIONER SANFORD: Next question.
18 Who is Mr. Wilson Henri's direct superior at HUD?

19 EXECUTIVE DIRECTOR RECKO: I do not
20 know. I don't know.

21 CHAIRWOMAN REYES: I think all this
22 information could be found on the HUD website. I
23 think it's just common knowledge, so I think maybe
24 you should do a little research on that aspect of it
25 and maybe you'll find out all that information. I

1 mean, if it's so needed and it's so -- because we go
2 over this question month after month, and the
3 Director continues to state the same thing, has not
4 changed what he has said, and I don't know if you
5 put it in writing to him, if so -- again, at this
6 point I just don't even know. It's useless. It's a
7 waste of time. We go through this every month.

8 COMMISSIONER SANFORD: You guys could
9 easily not go through this every month if I just got
10 the information that I've requested.

11 CHAIRWOMAN REYES: Well, if I'm asking
12 for information month after month and I'm not
13 getting it, then I'm going to do my due diligence
14 and my due research to gather that information
15 without getting it from the person that's not giving
16 it to me, or that has been asked not to give it to
17 me. I'm just saying, it's just common sense.

18 EXECUTIVE DIRECTOR RECKO: Yeah, yeah.

19 COMMISSIONER SANFORD: Okay, okay,
20 so --

21 COMMISSIONER RUSSO: I just Googled it
22 and found it, so...

23 EXECUTIVE DIRECTOR RECKO: Yeah, the
24 Director of HUD's information is the Secretary of
25 HUD.

1 CHAIRWOMAN REYES: It's common sense.
2 It's just a waste of time, but go ahead.

3 COMMISSIONER SANFORD: So much for not
4 having a back and forth. I'm just asking questions.

5 CHAIRWOMAN REYES: Uh-huh. The same
6 questions every month that you're getting the same
7 answers for.

8 COMMISSIONER SANFORD: Yeah.

9 CHAIRWOMAN REYES: Okay.

10 COMMISSIONER RUSSO: I'm just trying to
11 help you. You could just Google it.

12 COMMISSIONER SANFORD: You're not
13 helping.

14 COMMISSIONER RUSSO: You got it right
15 on you, your phone has Google, right?

16 VOICE: Google works.

17 CHAIRWOMAN REYES: Can we move forward?
18 Do you have any further questions?

19 COMMISSIONER SANFORD: I do have
20 further questions. I am reviewing my notes.

21 VOICE: You should have been prepared.

22 COMMISSIONER SANFORD: You know, I'm
23 going to address that and I would love to be
24 prepared, but a lot of this information was only
25 provided to me today. It would be beneficial --

1 CHAIRWOMAN REYES: Adrienne, please. I
2 must ask you to refrain from --

3 (Simultaneous crosstalk.)

4 COMMISSIONER SANFORD: -- if the agenda
5 of your Board meeting packet was not handed out at
6 the meetings, and it would be beneficial if this
7 Commissioner doesn't have to request multiple times
8 to have the meeting agenda and the list of
9 resolutions.

10 EXECUTIVE DIRECTOR RECKO: You got my
11 Director's report last night at 8 o'clock.

12 CHAIRWOMAN REYES: That was the only
13 thing that was provided yesterday, but everything
14 else was provided prior to that. The packet was
15 provided earlier in the week.

16 EXECUTIVE DIRECTOR RECKO: Yeah.

17 CHAIRWOMAN REYES: Yeah, just for the
18 record.

19 EXECUTIVE DIRECTOR RECKO: The draft
20 packet.

21 COMMISSIONER SANFORD: I've got the
22 package provided earlier today around 10 o'clock in
23 the morning.

24 EXECUTIVE DIRECTOR RECKO: The draft
25 packet was last week, and then the final was this

1 morning.

2 COMMISSIONER SEITZMAN: Check your
3 e-mail.

4 COMMISSIONER SANFORD: So the H4H
5 meeting that occurred with the Hoboken public
6 schools --

7 COMMISSIONER RUSSO: We're back on
8 three?

9 COMMISSIONER SANFORD: Yes.

10 EXECUTIVE DIRECTOR RECKO: Yes, yes.
11 I'm listening.

12 COMMISSIONER SANFORD: I would like the
13 meeting minutes and the attendees of that meeting.

14 EXECUTIVE DIRECTOR RECKO: Yeah, I
15 believe I can get you the attendees. We do not -- I
16 think I said earlier we do not take minutes of that
17 meeting. Now, actually -- no, we will produce
18 minutes of that meeting. I'm sorry. I misspoke.
19 Yeah, we can get minutes of that meeting when
20 they're published. Yeah, we do do minutes of that
21 meeting.

22 COMMISSIONER SANFORD: When do you
23 expect that to be published?

24 EXECUTIVE DIRECTOR RECKO: In the next
25 week or so.

1 COMMISSIONER SANFORD: Okay.

2 ATTORNEY H. FITZPATRICK: Well, no,
3 Executive Director, because it's just like the
4 Housing Authority. The minutes are prepared,
5 approved by the Board, and then available for
6 distribution if someone makes a written request --

7 EXECUTIVE DIRECTOR RECKO: Yeah.

8 ATTORNEY H. FITZPATRICK: -- at the
9 next or after the next meeting of the Board of
10 Housing for Hoboken --

11 EXECUTIVE DIRECTOR RECKO: Right.

12 ATTORNEY H. FITZPATRICK: -- which
13 won't occur until the 28th of November.

14 EXECUTIVE DIRECTOR RECKO: Right. And
15 they will approve that --

16 ATTORNEY H. FITZPATRICK: And I know
17 that -- right, I know that schedule intimately
18 because Kevin Fitzpatrick of our firm is the one who
19 is actually the scribe of the minutes.

20 CHAIRWOMAN REYES: Absolutely. That's
21 correct.

22 EXECUTIVE DIRECTOR RECKO: Thank you,
23 Harold.

24 CHAIRWOMAN REYES: Thank you, Harold.

25 COMMISSIONER SANFORD: My last item, as

1 we previously discussed, will be for new business.

2 CHAIRWOMAN REYES: Thank you. So

3 moving on to the resolutions.

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1 RESOLUTION NO. 2023-11.01.

2 CHAIRWOMAN REYES: Resolution
3 No. 2023-11.01, resolution of the Hoboken Housing
4 Authority, City of Hoboken, to approve the meeting
5 minutes for October 12, 2023, regular Board meeting.

6 COMMISSIONER SEITZMAN: Motion.

7 COMMISSIONER RUSSO: Second.

8 CHAIRWOMAN REYES: Questions?

9 Concerns? Director, can you please call --

10 COMMISSIONER SANFORD: Wait, I do have
11 questions.

12 So during the overall discussion of the
13 meeting and I brought up that I still do not believe
14 that that -- the last meeting was called in
15 attendance with the Open Public Meetings Act. I'm
16 not here to debate that, but I would like that
17 reflected in the minutes because the minutes say --
18 or say there being no further questions, comments,
19 or discussion, that's not true, there was quite a
20 bit of comment and discussion from this
21 Commissioner.

22 CHAIRWOMAN REYES: Okay. Terry, can
23 you please make sure that that's reflected in the
24 minutes? Thank you.

25 Any further questions or concerns?

1 COMMISSIONER SANFORD: One last item.

2 CHAIRWOMAN REYES: Yes,

3 Mr. Fitzpatrick.

4 ATTORNEY H. FITZPATRICK: No, that's

5 all right, Commissioner, go ahead.

6 CHAIRWOMAN REYES: Okay.

7 COMMISSIONER SANFORD: One last thing.

8 Toward the end of the written minutes it says there
9 is a closed session to discuss personal matters,
10 that should be changed to "personnel."

11 COMMISSIONER SEITZMAN: That's what
12 we're supposed to --

13 CHAIRWOMAN REYES: Yeah, I think --
14 yeah, that's true.

15 COMMISSIONER SEITZMAN: That's the one
16 that was --

17 CHAIRWOMAN REYES: Correct. So during
18 the last meeting there was a closed session. It was
19 requested by Commissioner Sanford to go into closed
20 session. After going into closed session, we all
21 felt that that really was not necessary to go into
22 closed session.

23 And, Mr. Fitzpatrick, am I right in
24 saying that we would like to reflect that that --

25 ATTORNEY H. FITZPATRICK: Yes, well,

1 I've recommended to the Executive Director that that
2 was not, and as we ultimately determined during the
3 discussion, Matthew Fitzpatrick stated at the time,
4 an appropriate closed session discussion. There is
5 a transcript of that closed session discussion,
6 which is available only in the closed session
7 fashion that is ordinarily the case when we have a
8 closed session. But in this case my recommendation
9 is that at the December meeting of the Authority,
10 the Authority adopt the resolution to determine that
11 since that closed session is no longer something
12 that needs to be kept in confidence, it be turned
13 into a public session and that the transcript of
14 that portion of the meeting be made available. And
15 I will, unless someone in Authority tells me not to,
16 prepare a resolution for next month's meeting
17 reflecting that.

18 We do keep things in closed session if
19 it's appropriate to keep them in closed session and
20 to keep the transcript confidential, and that could
21 happen for quite some time. In this case, that
22 really was not appropriate and it should be fixed.

23 CHAIRWOMAN REYES: Right, so --

24 COMMISSIONER SANFORD: Harold, I have
25 some questions on this.

1 So are you communicating to me that it
2 is your recommendation that the word "personal,"
3 P-E-R-S-O-N-A-L, is the correct word --

4 ATTORNEY H. FITZPATRICK: No, I'm not
5 talking about that at all. That's a typo.

6 COMMISSIONER SANFORD: That's a typo.
7 That's all I'm saying.

8 ATTORNEY H. FITZPATRICK: I mean,
9 you're drifting off -- you're drifting off into some
10 sort of never land Commissioner. I'm talking about
11 the fact that at the next meeting, and it's not you
12 I'm talking to, I'm talking to the entire Board and
13 the staff, that there should be a resolution
14 releasing that transcript to the public. That's all
15 I'm saying. It was very clear.

16 COMMISSIONER SANFORD: Okay, Harold.

17 CHAIRWOMAN REYES: Thank you, Harold.

18 COMMISSIONER SANFORD: I need to
19 address you because that statement of yours of going
20 off into Neverland is unprofessional and uncalled
21 for. I just --

22 ATTORNEY H. FITZPATRICK: It's
23 ridiculous for you to tell me that the spelling is
24 what I commented on. Everybody in the room --

25 COMMISSIONER SANFORD: No, I just asked

1 about the spelling --

2 (Simultaneous crosstalk.)

3 ATTORNEY H. FITZPATRICK: -- knows
4 that's not what I was commenting on. So don't tell
5 me I'm unprofessional. You're being silly.

6 (Simultaneous crosstalk.)

7 COMMISSIONER SANFORD: I just asked
8 about the spelling. I said it should go from
9 "personal" to "personnel" --

10 CHAIRWOMAN REYES: I think we should
11 look at ourselves before we actually speak to
12 someone else about unprofessionalism and so forth
13 because I think you more than any other Commissioner
14 here has been very unprofessional, not only to your
15 peers, but to the Executive Director and the staff
16 of this Housing Authority.

17 So can we move forward, please? Thank
18 you, Harold.

19 If you can please have --

20 COMMISSIONER SANFORD: All I want is
21 this to be changed from "personal" to "personnel" --

22 CHAIRWOMAN REYES: If you can please
23 have that resolution for December, I'd greatly
24 appreciate it. Thank you.

25 COMMISSIONER SANFORD: No, wait wait

1 wait. All I want is this word "personal" to be
2 changed.

3 CHAIRWOMAN REYES: And it will. It
4 will reflect it. It was an error. We're human.
5 Everyone makes a mistake.

6 So can you please, Director, make sure
7 that it's changed from "personal" to "personnel."

8 COMMISSIONER SANFORD: Thank you.

9 CHAIRWOMAN REYES: Thank you very much.
10 I appreciate it.

11 COURT STENOGRAPHER: This is the Court
12 Reporter. Could you give me a page and line because
13 I can see in literally two minutes if it should be
14 "personal" or "personnel." If somebody said
15 "personnel"--

16 ATTORNEY H. FITZPATRICK: Well, let me
17 clarify. I believe we're talking about the minutes
18 that were prepared by the Authority which are about
19 to be voted on.

20 CHAIRWOMAN REYES: Correct.

21 ATTORNEY H. FITZPATRICK: I do not
22 believe we're talking about your transcript, Terry.

23 CHAIRWOMAN REYES: Yes, it's not yours,
24 Terry. It's not the transcript of the meeting, it's
25 actually the minutes that are prepared by the

1 Housing Authority for the Commissioners.

2 COURT STENOGRAPHER: Oh, okay. I'm
3 sorry. I was going to say if you give me two
4 minutes I can check it. So thank you. Sorry about
5 that.

6 CHAIRWOMAN REYES: Thank you, Terry.
7 No problem.

8 EXECUTIVE DIRECTOR RECKO: In order to
9 make this change, do we need to table the minutes,
10 Harold, and vote on them after the change?

11 ATTORNEY H. FITZPATRICK: No, I don't
12 believe so. I don't believe so. I mean, this is a
13 ministerial nuance.

14 CHAIRWOMAN REYES: It's human error.

15 EXECUTIVE DIRECTOR RECKO: Yeah yeah.

16 ATTORNEY H. FITZPATRICK: We'll just
17 fix it in the final version.

18 EXECUTIVE DIRECTOR RECKO: Yeah. And
19 then there was some comment about adding words about
20 discussions.

21 CHAIRWOMAN REYES: What discussion
22 or -- oh, at the beginning. Well, he has his -- he
23 has the right to not vote on the minutes if the rest
24 of the Board chooses to vote on it, it's up to you
25 guys.

1 So can we call the vote?
2 VOICE: Call the vote.
3 CHAIRWOMAN REYES: Director?
4 COMMISSIONER IMPASTATO: You need a
5 motion, right?
6 CHAIRWOMAN REYES: A motion. I think
7 she said the motion.
8 COMMISSIONER SEITZMAN: I said motion.
9 CHAIRWOMAN REYES: Heath was the
10 second.
11 EXECUTIVE DIRECTOR RECKO: So the vote
12 is Anthony Forbes?
13 COMMISSIONER FORBES: Yes.
14 EXECUTIVE DIRECTOR RECKO: Andrew
15 Impastato?
16 COMMISSIONER IMPASTATO: Yes.
17 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
18 COMMISSIONER LEWIT: Yes.
19 EXECUTIVE DIRECTOR RECKO: Barbara
20 Reyes?
21 CHAIRWOMAN REYES: Yes.
22 EXECUTIVE DIRECTOR RECKO: Michael
23 Russo?
24 COMMISSIONER RUSSO: Aye.
25 EXECUTIVE DIRECTOR RECKO: James

1 Sanford?

2 COMMISSIONER SANFORD: No.

3 EXECUTIVE DIRECTOR RECKO: Erica

4 Seitzman?

5 ATTORNEY H. FITZPATRICK: Yes.

6 CHAIRWOMAN REYES: Thank you.

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1 RESOLUTION NO. 2023-11.02

2 CHAIRWOMAN REYES: Resolution

3 No. 2023-11.02, resolution authorizing the payment

4 of the monthly list of bills of the Hoboken Housing

5 Authority.

6 COMMISSIONER SEITZMAN: Motion.

7 COMMISSIONER RUSSO: Second.

8 CHAIRWOMAN REYES: Questions or

9 concerns? Andrew is afraid.

10 COMMISSIONER IMPASTATO: I have a

11 question.

12 COMMISSIONER RUSSO: Don't you start.

13 COMMISSIONER IMPASTATO: Just

14 requesting the updated --

15 COURT STENOGRAPHER: Andrew, could you

16 just talk into the microphone, Andrew?

17 COMMISSIONER IMPASTATO: Oh, sure.

18 CHAIRWOMAN REYES: Come on, Andrew.

19 You can yell.

20 COMMISSIONER IMPASTATO: I'm requesting

21 the document from Emil, the updated for the

22 Commissioners' expenses and staff for the

23 conventions.

24 EXECUTIVE DIRECTOR RECKO: We put that

25 in the -- is it in the back of my report, Lourdes, I

1 think we put it --

2 BD. SECRETARY PRIESTLEY: Yes, it's in
3 the back, it's in the back of the packet. In the
4 binder.

5 COMMISSIONER IMPASTATO: Is it I?

6 EXECUTIVE DIRECTOR RECKO: Is it right
7 in the back of my report?

8 BD. SECRETARY PRIESTLEY: It's --
9 yeah -- no, it's in the back for the Commissioners,
10 in the back of the binder, yes.

11 EXECUTIVE DIRECTOR RECKO: Oh, it's in
12 the back of the binder.

13 BD. SECRETARY PRIESTLEY: Yes.

14 CHAIRWOMAN REYES: Oh, I see it here, I
15 think.

16 BD. SECRETARY PRIESTLEY: Yes.

17 CHAIRWOMAN REYES: All the way in the
18 back, Andrew. Right here. Oh, you don't have one?

19 COMMISSIONER IMPASTATO: I don't have
20 one.

21 CHAIRWOMAN REYES: I'm sorry. Here,
22 you can have mine.

23 COMMISSIONER IMPASTATO: Thanks.

24 CHAIRWOMAN REYES: Sorry. His binder
25 doesn't have one, Lourdes.

1 COMMISSIONER IMPASTATO: Okay. Now, we
2 said that we were going to add the staff, right?

3 EXECUTIVE DIRECTOR RECKO: Emil and I
4 talked about that at about 4 o'clock today, and I
5 think we weren't sure whether we should add the
6 staff or not. Now that you say it, yes, we should,
7 and I apologize because we did not do that. We did
8 the Commissioners again, but we did not do the
9 staff. It's easy to do, and we can even send it to
10 you in between.

11 COMMISSIONER IMPASTATO: Yeah.

12 EXECUTIVE DIRECTOR RECKO: I'm sorry.

13 COMMISSIONER IMPASTATO: Yeah, so the
14 reason why you didn't -- was there a reason why you
15 didn't?

16 EXECUTIVE DIRECTOR RECKO: Because
17 we're focused on Commissioners. I mean, we
18 thought -- we didn't remember your statement from
19 the last Board meeting.

20 COMMISSIONER IMPASTATO: Gotcha.

21 EXECUTIVE DIRECTOR RECKO: And we
22 talked about several times --

23 COMMISSIONER IMPASTATO: So you're
24 going to get that.

25 EXECUTIVE DIRECTOR RECKO: Yeah, we'll

1 get that to you.

2 COMMISSIONER IMPASTATO: Just e-mail it
3 out.

4 EXECUTIVE DIRECTOR RECKO: We'll get
5 that totaled.

6 COMMISSIONER IMPASTATO: Appreciate it.
7 The only other comment, you know, the
8 only other comment is, is there, like, a meal
9 allowance?

10 EXECUTIVE DIRECTOR RECKO: The way --

11 COMMISSIONER IMPASTATO: -- or how does
12 that work?

13 EXECUTIVE DIRECTOR RECKO: The way --
14 yeah, the way we're set up is a reimbursement. So
15 we get the actual -- the receipt for the meal, and
16 then we reimburse, or here, it's put on a Housing
17 Authority card in this instance.

18 COMMISSIONER IMPASTATO: Right.

19 EXECUTIVE DIRECTOR RECKO: We had at
20 one point, I hear, in our organization a \$50 per
21 diem, but that has not been in effect for years.
22 And we actually discussed that with the staff. The
23 problem I have with that is if you go to a place
24 like DC, it's really hard to eat for 50 bucks for
25 the day.

1 COMMISSIONER SEITZMAN: But we did that
2 in New Orleans. We stayed under 50.

3 EXECUTIVE DIRECTOR RECKO: Yeah.

4 COMMISSIONER SEITZMAN: We did.

5 CHAIRWOMAN REYES: Matter of fact, if
6 you look --

7 COMMISSIONER SEITZMAN: No, I was fine.
8 I was there. I know I didn't go over 50. Sometimes
9 I tried --

10 COMMISSIONER IMPASTATO: So it's \$50 a
11 day to eat and you can --

12 COMMISSIONER SEITZMAN: Yeah.

13 COMMISSIONER IMPASTATO: So, like, if
14 you have one meal, like I see on here, McCormick and
15 Schmick's, Richmond?

16 EXECUTIVE DIRECTOR RECKO: Yeah, that's
17 Corinne, yeah.

18 COMMISSIONER IMPASTATO: So she spent
19 \$50 on that meal.

20 EXECUTIVE DIRECTOR RECKO: Yeah, and
21 we've got the receipts for that.

22 COMMISSIONER IMPASTATO: All right. So
23 then the rest of that day --

24 CHAIRWOMAN REYES: Whatever she
25 purchased, she probably purchased out of pocket.

1 EXECUTIVE DIRECTOR RECKO: She may have
2 purchased out of pocket. Again, there's nothing to
3 say she couldn't have been reimbursed for that. She
4 just put in for that day --

5 COMMISSIONER IMPASTATO: For food.

6 EXECUTIVE DIRECTOR RECKO: -- for that
7 amount, yes, for food.

8 COMMISSIONER IMPASTATO: Right. So I
9 see on -- oh, it's October.

10 CHAIRWOMAN REYES: We don't get the
11 facts on how much we can --

12 (Simultaneous crosstalk.)

13 COMMISSIONER IMPASTATO: What's the --
14 okay.

15 All right. Yeah, if I can -- I mean,
16 we're starting -- do we have any more conferences
17 left for this year?

18 EXECUTIVE DIRECTOR RECKO: Yeah. I'm
19 in the New Jersey League of Municipalities in
20 Atlantic City next week, and that's also combined
21 with the NJNAHRO housing conference, and that's it
22 for the year, I believe.

23 COMMISSIONER IMPASTATO: Isn't there a
24 San Diego one?

25 EXECUTIVE DIRECTOR RECKO: That's

1 coming up next year. That's next year.

2 (Simultaneous crosstalk.)

3 COMMISSIONER IMPASTATO: That's
4 January.

5 EXECUTIVE DIRECTOR RECKO: Yeah.

6 CHAIRWOMAN REYES: Is anyone going to
7 the municipalities other than you?

8 COMMISSIONER RUSSO: I'm going.

9 COMMISSIONER IMPASTATO: We can
10 potentially be --

11 (Simultaneous crosstalk.)

12 COMMISSIONER IMPASTATO: We're at,
13 like, 12,000 now for the Commissioners plus yours,
14 yours is going to be up there, right, because you go
15 to every one.

16 EXECUTIVE DIRECTOR RECKO: Yeah,
17 uh-huh.

18 COMMISSIONER IMPASTATO: We might
19 topple like 40, 40,000 bucks?

20 EXECUTIVE DIRECTOR RECKO: It's
21 possible.

22 COMMISSIONER IMPASTATO: And what was
23 the budget for?

24 EXECUTIVE DIRECTOR RECKO: Emil, what
25 was our budget? I don't remember what we put in.

1 COMMISSIONER SEITZMAN: I think it was,
2 like, 35 --

3 CHAIRWOMAN REYES: Emil, we can't hear
4 you. I know you got off mute.

5 MR. KOTHERITHARA: We have a travel and
6 training budget of \$35,000.

7 CHAIRWOMAN REYES: Won't we go over?

8 COMMISSIONER IMPASTATO: Okay. And do
9 we have a budget for painting for the interior
10 buildings?

11 EXECUTIVE DIRECTOR RECKO: No.

12 COMMISSIONER IMPASTATO: There's no --

13 EXECUTIVE DIRECTOR RECKO: There's no
14 specific budget for painting of interior buildings.
15 That's included in our maintenance budget.

16 COMMISSIONER IMPASTATO: And the reason
17 why we haven't painted the buildings internally is
18 because we -- obviously, we don't have any money.

19 EXECUTIVE DIRECTOR RECKO: We're
20 running like crazy just to keep up with our leaking
21 ceilings, our leaking pipes, and all of that. So if
22 there's time, for example, I mentioned earlier we're
23 painting the doors at Adams and Monroe now. So we
24 found a way to get a couple of maintenance guys and
25 we're paying -- we're going through and painting the

1 doors.

2 COMMISSIONER IMPASTATO: Yeah. See, my
3 thing is, and we'll get this at the end when all the
4 money is tallied, but if I were to poll the
5 residents of the Housing Authority --

6 EXECUTIVE DIRECTOR RECKO: Uh-huh.

7 COMMISSIONER IMPASTATO: -- and said,
8 okay, you have \$40,000, would you rather see all the
9 buildings painted, which haven't been painted in a
10 while, right, or would you rather have our
11 Commissioners travel to all of these cities? You
12 see what I'm saying? And that's where I'm hoping
13 that --

14 EXECUTIVE DIRECTOR RECKO: I do, but I,
15 again, fundamentally --

16 COMMISSIONER IMPASTATO: And I, you
17 know --

18 EXECUTIVE DIRECTOR RECKO: -- disagree,
19 because it will cost pretty close to a million
20 dollars to paint all of our stairwells.

21 COMMISSIONER IMPASTATO: A million
22 dollars?

23 EXECUTIVE DIRECTOR RECKO: Yeah. I
24 mean, you got to go in and do prep work. You got to
25 fix what's broken. You got to do all of that. We

1 have a price on that. We actually bid it out at one
2 point maybe four years ago, so we had a price on
3 that.

4 But I will make this other point, that
5 I believe strongly that it's penny wise and pound
6 foolish to not train. If you don't train, you wind
7 up in a position of a housing authority that's a
8 troubled housing authority, like this housing
9 authority has been. I see it as one of the main
10 reasons this housing authority has failed over the
11 years, is if you don't do training of Commissioners
12 and staff and know what's going on in our business,
13 know what the best practices are, know what you
14 should be doing, know what HUD's going to be doing
15 next year, that you fail. It's crucial that
16 staff -- and, I believe, Commissioners -- be trained
17 to be a successful housing authority.

18 We're going to go into a huge
19 redevelopment project, and if I don't -- and if we
20 don't go and shake hands with the housing finance
21 agency people, with the people that are from
22 Washington, D.C., that are giving us these
23 approvals, that we see, we shake their hand, we say
24 hello, this is what we're doing, then we're not
25 going to be successful. And I just believe training

1 is absolutely crucial. And I think to compare it to
2 should we not do any travel but we could paint one
3 hallway is a false comparison. That's --

4 COMMISSIONER IMPASTATO: Yeah, I
5 understand. We'll agree to disagree. We're not
6 going to, you know. I just think that the reason
7 for past directors and leading us into troubled
8 status is based on the decisions and actions that
9 they went through. I don't know if those directors
10 went to, like, all the training, we would have been
11 in a different spot.

12 The second point is the training that
13 our Commissioners are getting at these conferences I
14 don't think are impacting our day-to-day activities
15 to the point that the money is being spent and,
16 again, we're going to disagree.

17 EXECUTIVE DIRECTOR RECKO: I
18 understand, I understand.

19 COMMISSIONER IMPASTATO: It's on the
20 record, I'm just making those points, we can move
21 on. If you can send that report tomorrow, I'd
22 greatly appreciate it.

23 COMMISSIONER RUSSO: The only point
24 that I would make contrary to that, though,
25 Commissioner, is that it's not just the

1 Commissioners, it is --

2 COMMISSIONER IMPASTATO: No, I get it.

3 COMMISSIONER RUSSO: -- the staff, it's
4 crucial that the staff is trained.

5 COMMISSIONER IMPASTATO: I totally
6 think the staff is ideal, especially yourself,
7 but -- and, again, I made it from the beginning, if
8 the Commissioners want to go and they want to get
9 that extra training, then it should be on their own
10 dime. I just personally don't think the impact, the
11 money being spent for the Commissioners to go, the
12 value that we're getting back on a day-to-day
13 operational, strategic plan is not there. So that's
14 just my opinion, I know --

15 EXECUTIVE DIRECTOR RECKO: I
16 understand.

17 COMMISSIONER IMPASTATO: -- people
18 disagree. But I just wanted to put it out there.

19 EXECUTIVE DIRECTOR RECKO: Okay.

20 CHAIRWOMAN REYES: Thank you, Andrew.
21 Any further questions? Concerns? No.

22 COMMISSIONER RUSSO: Motion.

23 EXECUTIVE DIRECTOR RECKO: We have
24 motion and second.

25 CHAIRWOMAN REYES: We have a motion and

1 a second.

2 COMMISSIONER SEITZMAN: Motion and a
3 second, yes.

4 CHAIRWOMAN REYES: You keep forgetting.

5 EXECUTIVE DIRECTOR RECKO: Time for a
6 vote?

7 CHAIRWOMAN REYES: Yes.

8 EXECUTIVE DIRECTOR RECKO: Anthony
9 Forbes?

10 COMMISSIONER FORBES: Yes, yes.

11 EXECUTIVE DIRECTOR RECKO: Andrew
12 Impastato?

13 COMMISSIONER IMPASTATO: Yes.

14 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

15 COMMISSIONER LEWIT: Yes.

16 EXECUTIVE DIRECTOR RECKO: Barbara
17 Reyes?

18 CHAIRWOMAN REYES: Yes.

19 EXECUTIVE DIRECTOR RECKO: Michael
20 Russo?

21 COMMISSIONER RUSSO: Aye.

22 EXECUTIVE DIRECTOR RECKO: James
23 Sanford?

24 COMMISSIONER SANFORD: No.

25 EXECUTIVE DIRECTOR RECKO: Erica

1 Seitzman?

2 ATTORNEY H. FITZPATRICK: Yes.

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1 RESOLUTION NO 2023-11.03

2 CHAIRWOMAN REYES: Resolution
3 No. 2023-11.03, a resolution of the Housing
4 Authority of the City of Hoboken to award a contract
5 for preparation of a strategic plan for capital
6 funds.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRWOMAN REYES: Questions, concerns?

10 COMMISSIONER SANFORD: One question for
11 the director.

12 CHAIRWOMAN REYES: Yes, Commissioner.

13 COMMISSIONER SANFORD: So this went out
14 for public bid and we received bids for CDR
15 Associates Inc. and EJP Consulting Group LLC; is
16 that correct?

17 EXECUTIVE DIRECTOR RECKO: Correct.

18 CHAIRWOMAN REYES: Yes.

19 ATTORNEY H. FITZPATRICK: Well, just a
20 clarification, Commissioner, it wasn't a public bid,
21 it was a request for proposals, which is somewhat
22 different in terminology. It is not a public bid
23 under the New Jersey local public contracts law.

24 COMMISSIONER SANFORD: Thank you,
25 Harold.

1 CHAIRWOMAN REYES: Okay.

2 COMMISSIONER SANFORD: Can we have --

3 or can this Commissioner have the bids or the

4 responses for these two vendors?

5 EXECUTIVE DIRECTOR RECKO: Yeah, you

6 mean the proposals they submitted? Sure.

7 COMMISSIONER SANFORD: Okay. And I

8 will go -- I will send you an e-mail in writing for

9 it.

10 CHAIRWOMAN REYES: Thank you.

11 EXECUTIVE DIRECTOR RECKO: Thank you.

12 CHAIRWOMAN REYES: No further

13 questions?

14 Can we call the roll, Director?

15 EXECUTIVE DIRECTOR RECKO: Anthony

16 Forbes?

17 COMMISSIONER FORBES: Yes.

18 EXECUTIVE DIRECTOR RECKO: Andrew

19 Impastato?

20 COMMISSIONER IMPASTATO: Yes.

21 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

22 COMMISSIONER LEWIT: Yes.

23 EXECUTIVE DIRECTOR RECKO: Barbara

24 Reyes?

25 CHAIRWOMAN REYES: Yes.

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

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1 RESOLUTION NO. 2023-11.04

2 CHAIRWOMAN REYES: Resolution
3 No. 2023-11.04, a resolution of the Housing
4 Authority of the City of Hoboken to approve
5 amendments to the Authority procurement policy.

6 COMMISSIONER RUSSO: Motion.

7 COMMISSIONER SEITZMAN: Second.

8 CHAIRWOMAN REYES: Harold, would you
9 like to give a little overall about this prior to
10 asking if anyone has any questions or concerns?

11 ATTORNEY H. FITZPATRICK: I'd be glad
12 to. Two months ago we adopted an entirely new
13 procurement policy for the Authority. And I think
14 all of us were very happy that we had come to such
15 success, I regard it as one of the best I've ever
16 seen. At the meeting, when it was being discussed
17 before it was voted on, Commissioner Impastato
18 pointed out that he thought there should be an
19 incorporation of the people who are on the special
20 review committee for the developer selection, which
21 is provided for in an amendment that the Authority
22 had adopted in February of 2023, to reflect that
23 those individuals would be covered by the ethics
24 rules of the procurement policy, and everybody
25 thought that was a good point and we agreed to

1 prepare an amendment to the procurement policy to
2 reflect that. And that is the provision that you
3 see in the amended version on page 27, where it says
4 that those members of that committee would be
5 covered by Section 9 of the main body of the
6 procurement policy.

7 I believe, Commissioner Impastato, that
8 that reflects the concern that you raised and
9 addresses it.

10 CHAIRWOMAN REYES: Okay. So now that
11 he's given an overall, does anyone have any --

12 ATTORNEY H. FITZPATRICK: No, there's
13 one more thing.

14 CHAIRWOMAN REYES: Oh, sure, sorry,
15 Harold.

16 ATTORNEY H. FITZPATRICK: That was
17 actually a question addressed to Commissioner
18 Impastato to make sure that I got it right.

19 COMMISSIONER IMPASTATO: Yeah. I'm
20 good with that.

21 ATTORNEY H. FITZPATRICK: Okay.

22 COMMISSIONER IMPASTATO: Thank you.

23 ATTORNEY H. FITZPATRICK: In addition,
24 upon reviewing what had been done from the floor at
25 the meeting two months ago, I became very convinced

1 that a provision put into the resolution before it
2 was actually adopted, but not part of what had
3 originally been presented, was put in the wrong
4 place. We have a provision about what has to be
5 reviewed in a contract, and it includes a number of
6 things, including a New Jersey political
7 contribution form. Those documents in 17.12 on
8 page 17 of the contract review process, the contract
9 approval and review process, is where the change
10 that was put forward from the floor really should
11 be.

12 What was put forward was an indication
13 that there, in addition to the New Jersey political
14 contribution form, be information about federal
15 political contributions. And assuming that the
16 Authority is willing to undertake that additional
17 responsibility, which is not a matter of law, it
18 would be a matter of policy, that's fine, I have no
19 comment about that.

20 But to have put it in the ethics
21 provision, I think, is an inappropriate placing.
22 It's not so much an ethics provision as it is a
23 contract review provision. And, obviously, the
24 existing provisions already had a bunch of things to
25 be reviewed, including the New Jersey political

1 contribution provision.

2 So before you tonight, also, on page 17
3 is an amendment to put the requirement that public
4 information or a form, there is no federal form for
5 it, by the way, and it's not easily searchable
6 because it's done by candidate, not by contributor,
7 and the Authority will have to undertake to prepare
8 how they're going to do it, it should be moved to
9 17.12, where it would be a document that would be
10 reviewed with all other reviewed items when a bid or
11 approval is received.

12 COMMISSIONER FORBES: So --

13 ATTORNEY H. FITZPATRICK: And then in
14 addition -- sorry?

15 COMMISSIONER RUSSO: No, Harold, I was
16 just going to ask for a clarification there. So
17 long and short of it is we originally put it in the
18 wrong place, you want to move it to the appropriate
19 place with the New Jersey provision, and we then --

20 ATTORNEY H. FITZPATRICK: Yes.

21 COMMISSIONER RUSSO: -- and then we
22 have to create the form because there's no current
23 form that exists in federal -- in that policy for
24 federal contributors. Is that --

25 ATTORNEY H. FITZPATRICK: That's

1 correct.

2 COMMISSIONER RUSSO: -- is that kind of
3 the long and short of it?

4 ATTORNEY H. FITZPATRICK: That's the
5 short of it. Thank you for distilling lawyerism
6 into reality.

7 COMMISSIONER RUSSO: No problem.

8 (Laughter.)

9 COMMISSIONER RUSSO: Thank you, Harold.

10 ATTORNEY H. FITZPATRICK: Then the
11 only -- you're welcome. Thank you.

12 The only other thing is to do some
13 final edits in terms of pointing out that it was
14 adopted in September and amended in November, both
15 on the cover page and on the interior page that has
16 the specific developer selection policy.

17 COMMISSIONER RUSSO: Understood.

18 COMMISSIONER SEITZMAN: Okay.

19 COMMISSIONER RUSSO: Thank you.

20 CHAIRWOMAN REYES: Thank you.

21 Any further questions? Concerns?

22 COMMISSIONER SANFORD: Yeah. I would
23 just like to ask Harold some questions.

24 CHAIRWOMAN REYES: Harold, Commissioner
25 Sanford has some questions for you.

1 COMMISSIONER SANFORD: So getting back
2 to your comments, your comments with Commissioner
3 Impastato's suggestions, the page -- I'm going back
4 to the page 27 of the amendment to procurement
5 policy with respect to the selection of developers
6 for HUD/RAD repositioning.

7 So if I heard and understood you
8 correctly, the members of that selection evaluation
9 committee, which for our Housing Authority is the
10 special procurement committee, are those committee
11 members going to be filing financial disclosure
12 forms?

13 ATTORNEY H. FITZPATRICK: It has
14 nothing to do with filing financial disclosure form,
15 that's a completely different subject. It has to do
16 with a state process that is applicable to people
17 who are public officials. This has nothing to do
18 with that. It is our policy with respect to people
19 who are on our committee. They're completely
20 different.

21 COMMISSIONER SANFORD: Okay. So just
22 to help me to understand, what is the effect of
23 the -- of this policy on that committee?

24 ATTORNEY H. FITZPATRICK: Section 9 of
25 the procurement policy on ethics and contracting

1 would apply to it.

2 COMMISSIONER IMPASTATO: Where is that?
3 What page is that?

4 ATTORNEY H. FITZPATRICK: Oh, it's an
5 entire section, Commissioner, that starts on page 4
6 and runs to page 5.

7 COMMISSIONER IMPASTATO: Well, just can
8 you break it down -- to Commissioner Sanford's
9 point, is it -- will the people that are on that
10 committee have to disclose -- they'll have to
11 disclose where their financial --

12 COMMISSIONER RUSSO: No, no. They will
13 have to disclose like any other vendor if, in fact,
14 they made a contribution to a federal candidate who
15 would be a congressman, a U.S. senator, president,
16 vice-president. That's what -- that's the only
17 provision --

18 ATTORNEY H. FITZPATRICK: Well, that
19 would apply to proposers. It wouldn't apply to the
20 members of this committee, Commissioner.

21 CHAIRWOMAN REYES: That's a --

22 ATTORNEY H. FITZPATRICK: I think we're
23 drifting from what the --

24 CHAIRWOMAN REYES: The both things are
25 getting.

1 ATTORNEY H. FITZPATRICK: -- the policy
2 provides for. The policy essentially provides that
3 people who are operating on behalf of the Authority
4 in reviewing materials will do them ethically. The
5 idea of any kind of financial disclosure has nothing
6 whatsoever to do with anybody who sits on any group
7 or committee of the Authority other than the
8 publicly-appointed officials who are Commissioners,
9 where the state has created a requirement that those
10 individuals file a financial disclosure form, which
11 is something completely different from the question
12 of ethics in public contract and is provided for in
13 the local public -- in the procurement policy.

14 COMMISSIONER SANFORD: Okay. So thank
15 you, Harold. That helps me to understand and face
16 this next question, which is when I was bringing
17 these subjects up, I would like the five to seven
18 members of the committee for evaluation of RFQs and
19 RFPs to file a financial disclosure form, that is
20 the objective of trying to --

21 ATTORNEY H. FITZPATRICK: Well, you may
22 like that, Commissioner, but that, you'd have to
23 talk to the legislature about that.

24 COMMISSIONER SANFORD: So if I may --

25 ATTORNEY H. FITZPATRICK: Legislature

1 is the one that creates financial disclosure forms
2 as they're forms filed with the state, not the
3 Authority.

4 COMMISSIONER SANFORD: If I may finish,
5 Harold. That was the discussion that we were
6 having, at least that I was suggesting, that is the
7 objective that I would like to have within this
8 section. And just to clarify a little more with
9 context, back in the summer of this year, I had also
10 asked for this evaluation committee to be subject to
11 some kind of -- some kind of disclosure rules, and
12 you at the time -- and I don't want to put words in
13 your mouth, Harold, but at the time I was left with
14 the impression that because this procurement policy
15 had already been adopted and already been
16 established early in the year, that that was the
17 time to do it. But now we have another opportunity
18 to address it, and that's why I'm bringing it up
19 again.

20 So with respect to the New Jersey state
21 legislature, you know, we have the ability -- this
22 is our procurement policy, we have the ability to
23 make amendments to it, so how can this Housing
24 Authority make an amendment so that these five to
25 seven members are subject to a financial disclosure

1 form?

2 ATTORNEY H. FITZPATRICK: Well, two
3 comments. One, what was actually done from the
4 floor is not what you just described.

5 CHAIRWOMAN REYES: Exactly. That's
6 what I thought.

7 COMMISSIONER SANFORD: Yeah, it was a
8 very long night.

9 ATTORNEY H. FITZPATRICK: And to that
10 extent, that just underscores, in my opinion,
11 further the fact that what was done from the floor
12 needs to be clarified.

13 COMMISSIONER SANFORD: Yes.

14 ATTORNEY H. FITZPATRICK: Secondly, if
15 you think that should be done, then I suggest that
16 you make a motion now to change what is being
17 presented to you to reflect what you need done, see
18 whether or not you get a second, and see whether or
19 not you get support.

20 COMMISSIONER SANFORD: All right.

21 COMMISSIONER IMPASTATO: Can you --
22 Commissioner, can you walk me through a hypothetical
23 because I'm trying to think about it in my head to
24 see if it is warranted, because I understand why you
25 would ask, like, one of those members, like,

1 potentially, what is the harm if they had a
2 financial interest or donation to, how would it
3 impact their decisions?

4 COMMISSIONER RUSSO: Two different
5 things so -- I'm sorry to interrupt.

6 COMMISSIONER IMPASTATO: No no no.

7 COMMISSIONER RUSSO: But a financial
8 disclosure has nothing to do with your contribution
9 to an elected official. A financial disclosure has
10 everything to do with your personal finances, and
11 that becomes public. So, for example, as a
12 Councilperson, I have to disclose where I work, what
13 kind of money I make, what kind of real estate I
14 have, what kind of gifts I get. That is a very
15 personal financial disclosure.

16 In the State of New Jersey, we have
17 ELEC, which covers financial contributions to
18 elected officials.

19 COMMISSIONER IMPASTATO: Right.

20 COMMISSIONER RUSSO: They're two very,
21 very different things.

22 COMMISSIONER IMPASTATO: Right.

23 COMMISSIONER RUSSO: I don't know --
24 and I don't want to put words in the Commissioner's
25 mouth -- I don't know what he's trying to achieve.

1 COMMISSIONER IMPASTATO: That's what
2 I'm asking.

3 COMMISSIONER RUSSO: Does he want to
4 know that Jane Doe who's on the committee makes
5 \$50,000 versus \$250,000, or does he want to know
6 does Jane Doe contribute to the U.S. Senate?

7 COMMISSIONER IMPASTATO: That's --

8 COMMISSIONER RUSSO: That's the
9 question. I don't know what that --

10 COMMISSIONER IMPASTATO: Thank you for
11 explaining that. Commissioner, if you could, walk
12 us through a hypothetical where it would do harm to
13 that person's decision negatively against the
14 Housing Authority.

15 COMMISSIONER SANFORD: Well, okay,
16 so --

17 COMMISSIONER IMPASTATO: If you want
18 to --

19 COMMISSIONER SANFORD: -- Commissioner
20 Russo is correct. They're two entirely different
21 things. And as we've had this discussion with
22 Harold, the contributions, the political
23 contributions, that seems to be covered by the
24 ethics policy, so that -- so I am not talking about
25 the --

1 COMMISSIONER IMPASTATO: Got it.

2 COMMISSIONER SANFORD: -- contributions
3 with regards to this committee. So to clarify, it
4 is about a financial disclosure form.

5 COMMISSIONER IMPASTATO: Okay.

6 COMMISSIONER SANFORD: The reasoning
7 for that financial disclosure form is that, just as
8 throughout all of the State of New Jersey, through
9 the City of Hoboken, through this Housing Authority,
10 it's not just public officials, it's -- whether
11 they're appointed or elected, it is also individuals
12 with that are key to very large decisions, and in
13 particular the reasoning is that this committee, the
14 special procurement committee or the committee for
15 evaluation of RFQs and RFPs, is going to be
16 selecting a very important vendor, which will be
17 assisting the Housing Authority with a project that
18 is at the moment calculated to be \$800 million.

19 COMMISSIONER IMPASTATO: Right.

20 COMMISSIONER SANFORD: Right? So --

21 CHAIRWOMAN REYES: Am I correct, before
22 you continue, am I correct in saying that they're
23 going to be picking it, but then they come to us for
24 a final vote?

25 COMMISSIONER SANFORD: Correct.

1 CHAIRWOMAN REYES: So they're not --
2 they're just going through them and then bringing
3 us --

4 COMMISSIONER IMPASTATO: Offering a
5 suggestion.

6 CHAIRWOMAN REYES: -- the suggestion.
7 So they're suggesting, they're not bringing --

8 COMMISSIONER IMPASTATO: You're
9 potentially saying they could be influenced --

10 COMMISSIONER SANFORD: Well, it's a --
11 so, yes, it's --

12 COMMISSIONER IMPASTATO: -- to make
13 that suggestion.

14 COMMISSIONER SANFORD: -- and it's a
15 very influential suggestion.

16 So my point is that all of us on this
17 Board and many officials, you know, the Director is
18 not a public official, he's not appointed, he's not
19 elected.

20 EXECUTIVE DIRECTOR RECKO: I file a
21 report every year.

22 COMMISSIONER SANFORD: Yeah, you do,
23 you do.

24 ATTORNEY H. FITZPATRICK: That's not
25 true. For purposes of the New Jersey filing that is

1 required, he constitutes a public official.

2 COMMISSIONER SANFORD: Oh, he does
3 constitute a public official. So Emil, as a CFO,
4 also constitutes a public official.

5 ATTORNEY H. FITZPATRICK: No.

6 COMMISSIONER SANFORD: No. Okay. But
7 he does file a financial disclosure, doesn't he?

8 ATTORNEY H. FITZPATRICK: I'm not sure
9 which he you're talking about. If you're talking
10 about the Executive Director --

11 CHAIRWOMAN REYES: He's speaking about
12 Emil.

13 (Simultaneous crosstalk.)

14 ATTORNEY H. FITZPATRICK: -- he's
15 required by law to do so.

16 COMMISSIONER SANFORD: The CFO, the
17 CFO. Emil.

18 ATTORNEY H. FITZPATRICK: He is not
19 required.

20 COMMISSIONER RUSSO: I'm just having
21 trouble understanding how you're equating to
22 someone's financial -- personal financial position
23 would influence their decision-making. For example,
24 if someone makes \$50,000 a year, has no real estate,
25 has no other holdings, has no investments, how that

1 person being on that committee would have, making
2 that decision, that there would be some kind of
3 concern there versus someone who's making \$2 million
4 a year, has multiple holdings, multiple investments,
5 multiple -- how are you -- I don't understand what
6 you're where you're going with that.

7 COMMISSIONER IMPASTATO: That's why I
8 asked for the hypothetical, but as I'm thinking
9 about it, a potential developer could gift one of
10 these members of the committee a speaking engagement
11 at a company for a \$100,000, and there could be a
12 bias there, potential, I mean, crazy hypothetical
13 but --

14 COMMISSIONER RUSSO: Sure, I get it.

15 COMMISSIONER IMPASTATO: And I don't
16 think by having them disclose it is a bad thing.
17 They don't ask for the money, it's just where you
18 work, what your real estate is in the State of New
19 Jersey --

20 COMMISSIONER RUSSO: Percentage
21 involved --

22 COMMISSIONER IMPASTATO: -- have you
23 received any gifts, and so it's not that personal
24 where the person is, like, I have to put I make
25 \$25,000 a year. So I don't think it would --

1 COMMISSIONER SANFORD: I really don't
2 want to make things up. The financial disclosure,
3 I'm using the financial disclosure form that we all
4 have to fill out as a baseline. That's it. I mean,
5 it's -- at a very minimum that's what everybody on
6 this Board --

7 COMMISSIONER IMPASTATO: So you're
8 asking for that form to be filled out by every
9 member of the Committee.

10 COMMISSIONER SANFORD: Of this --

11 COMMISSIONER IMPASTATO: Especially.

12 COMMISSIONER SANFORD: -- committee for
13 the evaluation of RFQs and RFPs because they've
14 already, for example, made an influential decision,
15 which is they have received the RFQs and they
16 qualified all of the vendors. They then sent
17 recommendations to this Board, and then this Board
18 acted upon that resolution to qualify the -- those
19 developers. So --

20 COMMISSIONER IMPASTATO: I'm just in
21 the -- an added step here and disclosing this, I
22 don't see as an issue, it's adding another layer to
23 protect ourselves. I'm almost a hundred percent
24 sure that none of these people have a conflict --
25 well, I guess I wouldn't know.

1 CHAIRWOMAN REYES: Like whether they
2 disclose it or not, if they're going to be crooked,
3 they're going to be crooked regardless.

4 COMMISSIONER RUSSO: Again, I just want
5 to make sure everybody understands that this does
6 not determine any conflicts, it does not determine
7 anything like that, it's just a disclosure. That's
8 all it is.

9 COMMISSIONER SANFORD: Yes.

10 COMMISSIONER RUSSO: So.

11 COMMISSIONER IMPASTATO: Yeah.

12 CHAIRWOMAN REYES: If that's --

13 COMMISSIONER IMPASTATO: If we don't
14 know that a person, like the example I said --

15 COMMISSIONER RUSSO: Right.

16 COMMISSIONER IMPASTATO: -- developer
17 gave a gift as a speaking engagement to one of these
18 people for a \$100,000.

19 COMMISSIONER RUSSO: Right.

20 COMMISSIONER IMPASTATO: We don't know
21 that right now.

22 COMMISSIONER RUSSO: Right.

23 COMMISSIONER IMPASTATO: At least we're
24 asking them. If they're going to lie, they're going
25 to lie. But at least we're asking them --

1 CHAIRWOMAN REYES: But what is that
2 disclosure form going to tell us because even if
3 they did, they're not disclosing that, are they?

4 COMMISSIONER IMPASTATO: Yeah, gifts.

5 CHAIRWOMAN REYES: A gift --

6 COMMISSIONER IMPASTATO: Gifts for
7 speaking engagements --

8 (Simultaneous crosstalk.)

9 COMMISSIONER SANFORD: As Commissioner
10 Impastato said, it is just an added level of
11 protection, and it's not meant to drill down to any
12 specific personal person's situation, it's simply
13 applying the same standard of the -- that applies to
14 the Commissioners to this evaluation.

15 COMMISSIONER SEITZMAN: Madam Chair?

16 CHAIRWOMAN REYES: Yes.

17 ATTORNEY H. FITZPATRICK: I do have one
18 point that I'd like to make about this. Certainly,
19 this is not under the New Jersey law, this is
20 something that you would craft yourself. And if
21 this were to be part of the policy, you have to
22 realize that it would apply to all of the members of
23 this special committee, including staff members of
24 the Authority who are not public officials.

25 EXECUTIVE DIRECTOR RECKO: Like

1 volunteers.

2 ATTORNEY H. FITZPATRICK: And as
3 Commissioner Russo pointed out, the information
4 requested for a public official, which is probably
5 the price of being a public official, is information
6 that's quite invasive.

7 COMMISSIONER IMPASTATO: No, it's not.
8 I disagree.

9 COMMISSIONER RUSSO: No, wait a minute.

10 COMMISSIONER IMPASTATO: You don't
11 get -- it does not ask you for salary. It only asks
12 where do you -- where are you employed? Do you own
13 any real estate in New Jersey? You have to declare
14 those two things. There's no personal questions,
15 and that any gifts you received, speaking
16 engagements, travel gifts by anybody --

17 COMMISSIONER RUSSO: I'm looking at it
18 right now, it's gifts, reimbursements of expenses,
19 aggregate value exceeding \$400, it's addresses and
20 sources of any fees and honorariums, it's listing of
21 all addresses and business organizations and the
22 percentages that you own in those business or
23 organizations, it's asking you for all your
24 employment, and it's asking you for all your real
25 estate holdings.

1 COMMISSIONER IMPASTATO: Right.

2 COMMISSIONER RUSSO: So and the
3 percentage of that real estate holding that you
4 have. So for someone who does not have a real
5 estate holding, does not get gifts, does not get
6 honorariums, it's -- you're right, it is not
7 invasive at all. However, if it is someone who does
8 get any of those things, if they receive that stuff
9 as their primary source of income, you are
10 disclosing all of your income, you are disclosing
11 all of your property, you are disclosing where all
12 that property is.

13 COMMISSIONER IMPASTATO: Totally get
14 it.

15 COMMISSIONER RUSSO: So, again --

16 COMMISSIONER IMPASTATO: Then my
17 response to that is, just as we were Commissioners
18 and we made decisions to disclose that or not, if
19 you can't disclose that, then you shouldn't be on
20 the committee.

21 COMMISSIONER SEITZMAN: But why is that
22 fair?

23 ATTORNEY H. FITZPATRICK: Let me
24 interrupt, Commissioner Impastato, I understand your
25 position, but the fact of the matter is that you

1 have to understand if you were to authorize this, it
2 would apply to your staff members. I have no idea
3 what your staff members' reaction would be to that.
4 We struggled to find a committee that would be
5 appropriate under this special circumstance. I
6 think you'd be struggling further if people are
7 asked to disclose that kind of information at a
8 staff level.

9 EXECUTIVE DIRECTOR RECKO: And on a
10 volunteer level. I think this is adding a layer of
11 bureaucracy to folks that don't make the final
12 decision, they are doing a recommendation. And to
13 ask ad hoc committees to go to that level of
14 disclosure in their personal lives, I think, is
15 going to be a real issue on pulling committees like
16 this together.

17 COMMISSIONER IMPASTATO: I just think
18 with the nature and the history of our Authority and
19 the corruption that has occurred in and around our
20 party, I don't think it's that crazy of an idea to
21 just ask for a simple -- and maybe we change it,
22 maybe we can tailor make it so that you just list
23 certain things, or you don't need to put
24 percentages. But just to declare that a gift wasn't
25 given from a developer that we're going to pick I

1 don't see as a hard ask. I mean, I'm okay with if
2 we just go to a vote and just vote it up or down.

3 COMMISSIONER SANFORD: Yeah, I'm ready
4 to make a motion, and I think Mr. Impastato --

5 CHAIRWOMAN REYES: Commissioner
6 Sanford, the floor is yours.

7 COMMISSIONER SANFORD: Thank you. Just
8 one last question on this. So, again, I'm just
9 using the financial disclosure form that we fill out
10 as Commissioners as a reference point.

11 Harold, is there a --

12 CHAIRWOMAN REYES: Can you please keep
13 the conversations to a minimum? If you'd like to
14 have conversations, go outside.

15 COMMISSIONER SANFORD: As a compromise
16 so that it's not too invasive, is there any lesser
17 standard or lesser disclosure form that we could use
18 as a template?

19 ATTORNEY H. FITZPATRICK: Well, I
20 happen to think that the provisions of Section 9
21 achieve that goal because it sets standards on what
22 people could have in terms of a relationship to
23 anybody that they would be voting on.

24 COMMISSIONER SANFORD: So Section 9,
25 ethics in public contracting and public trust.

1 ATTORNEY H. FITZPATRICK: Yeah.

2 COMMISSIONER IMPASTATO: Oh, yeah,
3 yeah. I think that was the original thing that we
4 just added that.

5 COMMISSIONER SEITZMAN: Yes, that was
6 the part --

7 COMMISSIONER IMPASTATO: Yeah.

8 COMMISSIONER SANFORD: Well.

9 COMMISSIONER IMPASTATO: Now that I'm,
10 yeah --

11 ATTORNEY H. FITZPATRICK: The whole
12 reason why I proposed that we do it this way is
13 because it was suggested that we extend the
14 application of the ethics provisions, and there was
15 this question about whether or not we used the term
16 "agent." I didn't like the word "agent" because I
17 thought that brought in a whole bunch of red
18 herrings. So what I'm doing is applying the ethics
19 provisions, and I think that's -- it's not a
20 compromise, I think it's a very good provision.

21 And I think that, as the Executive
22 Director said, a volunteer could live with that.
23 I'm not sure that many volunteers are going to live
24 with filing a form which at some point could become
25 public under OPRA.

1 COMMISSIONER IMPASTATO: So, Harold, in
2 my example, my hypothetical, if a member of this
3 special committee was given a gift from one of the
4 developers for a speaking engagement or where it
5 created some type of conflict, they would have to
6 disclose it under this, right?

7 ATTORNEY H. FITZPATRICK: Well, not
8 only that, I think if one of the developers were to
9 give a gift to a member of the committee, the member
10 of the committee shouldn't be on the committee.

11 COMMISSIONER SEITZMAN: We would kick
12 them off.

13 COMMISSIONER IMPASTATO: But yeah,
14 right, that's what I'm --

15 CHAIRWOMAN REYES: Except like when --

16 COMMISSIONER IMPASTATO: So how do
17 we -- how would that actually -- this -- these line
18 items make it clear that you have to disclose it.

19 COMMISSIONER SEITZMAN: Uh-huh.

20 CHAIRWOMAN REYES: Absolutely.

21 COMMISSIONER IMPASTATO: Okay. As long
22 as --

23 COMMISSIONER RUSSO: The developer
24 always has to disclose it.

25 COMMISSIONER IMPASTATO: Right, I'm

1 just -- I'm more concerned with the -- yeah, but
2 I --

3 CHAIRWOMAN REYES: Okay.

4 COMMISSIONER IMPASTATO: I'm okay with
5 it.

6 CHAIRWOMAN REYES: Okay. So.

7 COMMISSIONER SANFORD: I'd like to just
8 make the motion, and I hope Commissioner Impastato
9 still seconds it, to do the financial disclosure.
10 That is what I would like is the financial
11 disclosure form. So if you could help me out,
12 Harold, for -- I would like to make a motion to
13 amend the amendment to the procurement policy with
14 respect to selection of developers for HUD/RAD
15 repositioning, section committee for the evaluation
16 of RFQs and RFPs, that the members of that
17 evaluation committee are required to file a
18 financial disclosure form consistent with what the
19 Hoboken Housing Authority Commissioners file with
20 the State of New Jersey.

21 Would that be a fair statement for a
22 resolution?

23 ATTORNEY H. FITZPATRICK: Well, I'm not
24 going to interpret your intention, but it sounds
25 like a resolution that could be considered.

1 COMMISSIONER SANFORD: Okay. So that
2 is my resolution.

3 COMMISSIONER IMPASTATO: I'll second it
4 for a vote.

5 CHAIRWOMAN REYES: Okay.

6 COMMISSIONER SANFORD: Thank you,
7 Commissioner.

8 CHAIRWOMAN REYES: Director, could you
9 call the roll?

10 COMMISSIONER IMPASTATO: Anthony
11 Forbes?

12 COMMISSIONER FORBES: Yes.

13 EXECUTIVE DIRECTOR RECKO: Andrew
14 Impastato?

15 COMMISSIONER IMPASTATO: No.

16 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

17 COMMISSIONER LEWIT: Yes.

18 EXECUTIVE DIRECTOR RECKO: Barbara
19 Reyes?

20 CHAIRWOMAN REYES: No.

21 EXECUTIVE DIRECTOR RECKO: Michael
22 Russo?

23 COMMISSIONER RUSSO: No.

24 EXECUTIVE DIRECTOR RECKO: James
25 Sanford?

1 COMMISSIONER SANFORD: Yes.

2 EXECUTIVE DIRECTOR RECKO: Erica

3 Seitzman?

4 ATTORNEY H. FITZPATRICK: No.

5 CHAIRWOMAN REYES: Thank you.

6 Resolution does not pass. Okay.

7 COMMISSIONER IMPASTATO: Good process.

8 That was a good process, though.

9 CHAIRWOMAN REYES: Thank you.

10 COMMISSIONER IMPASTATO: I thought that

11 was --

12 CHAIRWOMAN REYES: Absolutely.

13 COMMISSIONER IMPASTATO: Everybody --

14 that was good.

15 CHAIRWOMAN REYES: Okay. So we've had

16 already the synopsis of what this was, what the

17 policy was, we went over that. We just put the

18 motion on the floor. It didn't pass. Now can we

19 move forward with actually approving the amendments

20 to the procurement policy that's in front of us.

21 COMMISSIONER SANFORD: So just one --

22 two small things that I would like to make a motion

23 on, and because it's been such a good process so

24 far, I do -- I would not like -- I've always been

25 against the practice of piggybacking, and there are

1 Sections 21, cooperative purchasing, and Section 22,
2 otherwise known as piggybacking, and I would like a
3 motion to consider amending this policy to not allow
4 cooperative purchasing and not allow piggybacking.

5 CHAIRWOMAN REYES: So there's a motion.
6 Is there a second? There's no second.

7 COMMISSIONER SANFORD: Okay.

8 CHAIRWOMAN REYES: And you said that
9 there was one more thing?

10 COMMISSIONER SANFORD: Those were the
11 two combined --

12 CHAIRWOMAN REYES: That would be it?

13 COMMISSIONER SANFORD: -- I combined
14 them together, just so -- we're out.

15 CHAIRWOMAN REYES: Thank you. So now
16 can he move forward with approving or --

17 COMMISSIONER RUSSO: Motion.

18 COMMISSIONER IMPASTATO: Second.

19 CHAIRWOMAN REYES: Roll call.

20 EXECUTIVE DIRECTOR RECKO: Anthony
21 Forbes?

22 COMMISSIONER FORBES: Yes.

23 EXECUTIVE DIRECTOR RECKO: Andrew
24 Impastato?

25 COMMISSIONER IMPASTATO: Yes.

1 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
2 COMMISSIONER LEWIT: Yes.
3 EXECUTIVE DIRECTOR RECKO: Barbara
4 Reyes?
5 CHAIRWOMAN REYES: Yes.
6 EXECUTIVE DIRECTOR RECKO: Michael
7 Russo?
8 COMMISSIONER RUSSO: Aye.
9 EXECUTIVE DIRECTOR RECKO: James
10 Sanford?
11 COMMISSIONER SANFORD: No.
12 EXECUTIVE DIRECTOR RECKO: Erica
13 Seitzman?
14 ATTORNEY H. FITZPATRICK: Yes.
15 CHAIRWOMAN REYES: Okay.
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1 RESOLUTION NO. 2023-11.05

2 CHAIRWOMAN REYES: Okay. Resolution
3 No. 2023-11.05, a resolution of the Housing
4 Authority of the City of Hoboken to adopt a policy
5 on public discussion of closed session
6 deliberations.

7 COMMISSIONER SEITZMAN: Motion.

8 COMMISSIONER RUSSO: Second.

9 CHAIRWOMAN REYES: Questions?
10 Concerns?

11 COMMISSIONER SANFORD: Yes.

12 CHAIRWOMAN REYES: Sure.

13 COMMISSIONER SANFORD: Harold, could
14 you help us to understand the purpose of this
15 resolution?

16 ATTORNEY H. FITZPATRICK: The purpose
17 of this resolution is to address a vague area of New
18 Jersey law. Some people are under the impression
19 that discussion of closed session topics is some
20 actionable legal issue in and of itself, and in many
21 states that's true. We did a global, that would be
22 every state and various districts, search, and, for
23 example, in California it's a crime to talk about
24 closed session topics. That's not true in New
25 Jersey, however. There are cases in New Jersey that

1 reflect that some people, including judges, think
2 that it is inappropriate, and there have been people
3 who are sanctioned for having talked about something
4 in closed session, including by judges. But it is a
5 very spotty process.

6 What is accepted is that in general
7 it's inappropriate to discuss closed session
8 materials unless ultimately they would be released
9 to the public. And what many places in New Jersey
10 have found to deal with that is to establish a
11 policy such as this, that as a matter of the Board
12 policy, which could be sanctioned under certain
13 circumstances by the Board, it's inappropriate to
14 talk about closed session discussions unless the
15 Board as a group decides at some point that that
16 closed session is no longer subject to
17 confidentiality and can be released to the public.

18 We haven't had a policy like that up
19 till now, so in the past if someone did some
20 discussion of that, it was something that was vague
21 in terms of what was proprietary, what was public,
22 whether or not it was appropriate to have happened,
23 and what the remedy would be was not resolved. The
24 purpose of this going forward, and only going
25 forward prospectively, would be to state the policy

1 of the Authority so that it's clear if it were to
2 happen in the future.

3 COMMISSIONER SANFORD: So in
4 understanding the resolution, it says whereas there
5 is no definitive law in the State of New Jersey on
6 this issue, and you just explained that you've done
7 an exhaustive research on this, are there any
8 housing authorities that have a policy like this in
9 New Jersey?

10 ATTORNEY H. FITZPATRICK: I have no
11 idea.

12 COMMISSIONER SANFORD: Okay.

13 ATTORNEY H. FITZPATRICK: I have no
14 idea.

15 COMMISSIONER SANFORD: So this
16 resolution is potentially uncharted territory.

17 ATTORNEY H. FITZPATRICK: I don't agree
18 with that at all. There are plenty of circumstances
19 reported in New Jersey where situations like this
20 occurred. You asked me about housing authorities.

21 COMMISSIONER SANFORD: Yeah, I'm
22 asking --

23 ATTORNEY H. FITZPATRICK: But there
24 definitely are cases that went up several levels in
25 New Jersey on issues like this. And, quite frankly,

1 in most cases the way it gets resolved is that the
2 offending party apologizes.

3 COMMISSIONER SANFORD: So is there a
4 policy out there that a public housing authority in
5 the State of New Jersey has adopted that this
6 housing authority can use as a template --

7 ATTORNEY H. FITZPATRICK: Okay, you've
8 now asked the same question you asked before, and
9 I've answered it before, but I'll give it to you one
10 more time. The answer is I have no idea.

11 COMMISSIONER SANFORD: Okay. And the
12 only reason I'm asking the same question again
13 differently is because if we're going to adopt
14 policy, then why not adopt a policy that is
15 consistent with other housing authorities?

16 CHAIRWOMAN REYES: Because maybe we
17 want to be a trailblazer, we want to start this
18 policy and maybe other housing authorities may
19 follow in suit. That's my opinion.

20 COMMISSIONER SANFORD: Well, okay.
21 Then that would lead me to the next question, which
22 is why this policy is even needed.

23 CHAIRWOMAN REYES: It's just a
24 precautionary policy that we're taking, you know,
25 that we're doing it in the event that closed session

1 discussion is released in public. I think it's
2 important that we have something in place where we
3 can, you know --

4 COMMISSIONER SEITZMAN: Hold each other
5 accountable.

6 CHAIRWOMAN REYES: -- hold each other
7 accountable --

8 COMMISSIONER RUSSO: I'll just give you
9 an example from the Council side of things. There
10 were closed session that we've had in the City of
11 Hoboken, so something very close to home here,
12 right. Those closed session discussions wound up in
13 a news report, right, closed session materials,
14 letters, wound up in a news report, right. So
15 it's -- I think it's just a smart policy to make
16 sure that anything that we discuss in closed
17 session --

18 CHAIRWOMAN REYES: Is not released.

19 COMMISSIONER RUSSO: -- is released at
20 an appropriate time so that we don't put the Housing
21 Authority in a precarious situation, right. So, for
22 example, if there was a lawsuit, right, something as
23 simple as a trip and fall, right, we talk about a
24 potential settlement in that lawsuit for a trip and
25 fall, but the word gets out that that settlement

1 agreement we talked about \$50,000 versus \$500,000.
2 We don't want the person whose suing the city to
3 know that we had that discussion, right? Or, in
4 this case, the Housing Authority. So it's just a
5 precautionary thing, at least in my opinion.

6 COMMISSIONER SANFORD: Fair enough.

7 VOICE: You take action is the law, we
8 got to know if you take action in closed session.
9 That's the law.

10 CHAIRWOMAN REYES: And it becomes
11 public at a certain time. I think the lawyer -- the
12 lawyer stated that.

13 COMMISSIONER RUSSO: That's what
14 we're --

15 VOICE: No, he said no. He just said
16 no.

17 ATTORNEY H. FITZPATRICK: No, he said
18 that closed session -- when we have closed session,
19 that it does become public at a certain time.

20 VOICE: If you take action.

21 CHAIRWOMAN REYES: Correct, if we
22 take --

23 ATTORNEY H. FITZPATRICK: Well, there
24 are some closed session discussions that can remain
25 closed forever.

1 VOICE: Right, because you didn't take
2 action.

3 ATTORNEY H. FITZPATRICK: There are
4 others that become public. I think what the comment
5 is, is that there are circumstances where after the
6 closed session the Authority comes out into open
7 session and adopts a resolution, and if that's the
8 case, the resolution is public. But the closed
9 session discussion is not necessarily public.

10 COMMISSIONER IMPASTATO: I have a
11 question. It says here determination of Board to
12 issue an oral written or warning or reprimand and
13 could result in further -- I would like to see --

14 COURT STENOGRAPHER: Sorry. I'm sorry,
15 Andrew, could you just restate that?

16 COMMISSIONER IMPASTATO: Yeah. So my
17 question is -- my question is I would like to be
18 more specific to the potential appropriate action.
19 I would like to see in there two things. One, it be
20 retroactive; and, two, potential -- I don't know
21 what the word is -- expulsion of the Board. Is that
22 possible?

23 ATTORNEY H. FITZPATRICK: Not in my
24 opinion. The only person that has the right to
25 remove a member of the Housing Authority Board is

1 the so-called appointing authority of that
2 Commissioner, and it depends upon who made the
3 appointment as to who the review would be made by.
4 That's in the statute.

5 COMMISSIONER IMPASTATO: Could we put a
6 recommendation to the appointing authority for
7 expulsion? Is that the right -- I don't know if
8 that's the right word. Or removal?

9 ATTORNEY H. FITZPATRICK: No. I
10 understand what you're saying. That would be up to,
11 again, an amendment to what you're being presented
12 with. But the answer, Commissioner Impastato, is
13 yes, you could propose that.

14 COMMISSIONER IMPASTATO: So that's --
15 and what about the retroactive? If it is proven
16 that --

17 ATTORNEY H. FITZPATRICK: I'm concerned
18 about retroactive. Retroactive laws are always
19 subject to significant challenge, and so would a
20 policy. For someone to try to argue that something
21 that's already occurred would be subject to a
22 resolution that's only being adopted now, I think
23 that would jeopardize the strength of this policy.

24 COMMISSIONER IMPASTATO: Yeah. My only
25 pushback would be that the actual action that they

1 did was already breaking the bylaws of the Board,
2 right? Or no, or are we saying that this is --
3 like, as it stands right now --

4 ATTORNEY H. FITZPATRICK: There is no
5 bylaw provision to address.

6 COMMISSIONER IMPASTATO: Okay, okay.
7 So as it stands write now, you can discuss whatever
8 you want in closed session, it's just not
9 recommended. Is that correct?

10 ATTORNEY H. FITZPATRICK: Well, I'm not
11 sure it could be whatever you want, there may be
12 things that you discuss which, independently of this
13 policy or other New Jersey law, might be
14 inappropriate.

15 COMMISSIONER IMPASTATO: Okay. Got it.
16 So yeah, I would like to make the recommendation
17 that -- for recommendation of expulsion to the
18 appointing authority.

19 COMMISSIONER RUSSO: I'll second that.

20 CHAIRWOMAN REYES: Director, can you
21 call the vote?

22 ATTORNEY H. FITZPATRICK: Okay. So let
23 me just get the language here. The last part of it
24 says could result in further recommendation for
25 appropriate action, I would propose to say which

1 could include referral to the appointing go
2 authority of any Commissioner.

3 COMMISSIONER RUSSO: Say it again,
4 Harold.

5 CHAIRWOMAN REYES: I know --
6 (Simultaneous crosstalk.)

7 ATTORNEY H. FITZPATRICK: Give me a
8 second to write the rest of it, and then I'll read
9 it all to you.

10 COMMISSIONER RUSSO: Issue an oral or
11 written warning or reprimand and could result in
12 further recommendations for appropriate action,
13 including --

14 ATTORNEY H. FITZPATRICK: Which could
15 include reference to the appropriate appointing
16 authority for removal of the Commissioner.

17 COMMISSIONER IMPASTATO: Yes.

18 CHAIRWOMAN REYES: Okay. Perfect.

19 COMMISSIONER SEITZMAN: Yup, good.

20 CHAIRWOMAN REYES: All right. So
21 that's the motion that's on the floor?

22 COMMISSIONER IMPASTATO: Motion
23 seconded.

24 ATTORNEY H. FITZPATRICK: Well, it
25 would be a motion to amend what has already been

1 introduced. To introduce that additional language
2 recommended by Commissioner Impastato.

3 COMMISSIONER IMPASTATO: So we vote on
4 that, and then we go and vote on the new resolution.

5 CHAIRWOMAN REYES: Correct.

6 COMMISSIONER IMPASTATO: If it passes.

7 ATTORNEY H. FITZPATRICK: Yes.

8 CHAIRWOMAN REYES: Okay. So.

9 COMMISSIONER RUSSO: The amendment
10 first, Director.

11 CHAIRWOMAN REYES: Correct. So this is
12 a vote for the amendment, as Harold read it out
13 loud.

14 EXECUTIVE DIRECTOR RECKO: Are we
15 ready?

16 CHAIRWOMAN REYES: Yes.

17 EXECUTIVE DIRECTOR RECKO: Anthony
18 Forbes?

19 COMMISSIONER FORBES: Yes.

20 EXECUTIVE DIRECTOR RECKO: Andrew
21 Impastato?

22 COMMISSIONER IMPASTATO: Yes.

23 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

24 COMMISSIONER LEWIT: Yes.

25 EXECUTIVE DIRECTOR RECKO: Barbara

1 that if someone is going to be adversely affected
2 and possibly removed that a Rice notice would be
3 necessary.

4 ATTORNEY H. FITZPATRICK: Absolutely
5 not. First of all, Rice doesn't apply anymore, that
6 case has been overruled for quite sometime. And the
7 Rice notice is only with respect to employment
8 situations, not Commissioners. The concept of Rice
9 has been reincorporated in a separate case, and all
10 it says is that if action is going to be taken,
11 there be a notice to the employee of what that is.
12 It doesn't apply to this at all.

13 COMMISSIONER SANFORD: I would beg to
14 differ with you.

15 ATTORNEY H. FITZPATRICK: Well, I'm the
16 lawyer for the Authority. I'm giving my opinion of
17 that, and you can differ with me, but that's not
18 going to change my opinion.

19 COMMISSIONER SANFORD: I'm not trying
20 to change your opinion, Harold, but I am trying to
21 share with you a different perspective, which is
22 when I was removed from this Housing Authority
23 Board, I did consult an attorney, and at that time I
24 believe Rice was the applicable law, so we can
25 address it without whatever Rice is, that --

1 ATTORNEY H. FITZPATRICK: Well, what I
2 suggest is if you want to consult with an attorney,
3 Commissioner, you go take a look at --

4 (Simultaneous crosstalk.)

5 COMMISSIONER RUSSO: Could I just
6 clarify something?

7 COMMISSIONER IMPASTATO: Just to be
8 clear, and this is how I understand it, your term
9 ended, right?

10 COMMISSIONER SANFORD: That is not
11 correct. It went into holdover status and then I
12 was removed from the Board.

13 COMMISSIONER RUSSO: I'm sorry --

14 COMMISSIONER IMPASTATO: I think you're
15 wrong. It was the Council, right?

16 COMMISSIONER RUSSO: That's not what
17 happened. What happened was there was a holdover
18 status, and then there was a different Commissioner
19 appointed by the City -- actually by the -- yeah, by
20 the City Council, it was by the City Council, and
21 then you were reappointed under the provision that
22 allows for the mayor's appointment to this Board.
23 So you were never removed by the City Council. You
24 were not reappointed because someone else was
25 reappointed in your place. So and, again, not that

1 it matters --

2 COMMISSIONER IMPASTATO: Yeah.

3 COMMISSIONER RUSSO: -- you were here
4 or you weren't here --

5 COMMISSIONER IMPASTATO: Is that clear,
6 though, because --

7 (Simultaneous crosstalk.)

8 COMMISSIONER RUSSO: I think it's
9 important to understand the differentiation between
10 the two.

11 COMMISSIONER SANFORD: So without
12 getting too much into the weeds, I'm going to -- I
13 think we should agree to disagree on this point.

14 COMMISSIONER RUSSO: Sure.

15 COMMISSIONER SANFORD: I argue the
16 complete opposite, that I was removed by the Hoboken
17 City Council, and that's my position. You shared
18 your position. That is adjacent to this discussion
19 about going forward. If someone is going to be
20 removed from a Board, then I think when Harold was
21 talking about how Rice was supplanted, whatever the
22 process should be now, when an employee or a public
23 official is being told they have transgressed and
24 it's possible that you are going to be removed from
25 your employment or from your Board, what notice

1 needs to be sent to them?

2 COMMISSIONER SEITZMAN: Not Rice.

3 COMMISSIONER RUSSO: Commissioner,
4 just, again --

5 ATTORNEY H. FITZPATRICK: Well, it's
6 not -- I'm sorry, Commissioner, go ahead.

7 COMMISSIONER RUSSO: No -- thank you.
8 I think you just confused as to the understanding of
9 how Commissioners get appointed or, in fact,
10 removed. This Board, this Commission has no
11 authority to remove anyone who sits here as a
12 Commissioner. This is a policy that we're putting
13 in place on how we internally will handle someone
14 who is, in our opinion, violating that policy. We
15 can very much simply issue an oral reprimand, we can
16 very much do a written reprimand, we could just grab
17 you on the side one day and say, hey, Andrew, you
18 shouldn't have said that, right.

19 This is giving us the ability to use
20 this policy to make sure our Commissioners are not
21 putting the Housing Authority in jeopardy in any
22 way, shape, or form. This will never, can never
23 remove a Commissioner from this Board.

24 CHAIRWOMAN REYES: Only the appointing
25 authority.

1 COMMISSIONER RUSSO: The appointing
2 authority, however, can do that. So I think -- I
3 think you're going down a rabbit hole where you
4 don't necessarily mean to because it's not this
5 Board that would ever remove one of us, it's the
6 appointing authority that would do that. This is
7 really more of an internal protection so that, like
8 I said, Commissioner Seitzman doesn't go outside and
9 say, oh, we're going to settle with Joe Schmoe for
10 \$50,000, and he gets wind of it, right?

11 Those are problems that occur not only
12 in authorities but other appointed boards, other
13 municipal councils, all kinds of different places,
14 right. So this is protecting our Authority to make
15 sure that we don't go down that road. And if
16 someone does go down that road, we now have a policy
17 in place to help them to understand that they did
18 something wrong and that we can grade that
19 reprimand, whether it's an oral, written warning, or
20 we recommend to the appointing authority that
21 someone should be removed from this Board. It
22 doesn't mean we do it, it means that authority will
23 do it.

24 COMMISSIONER SANFORD: I understand --

25 COMMISSIONER RUSSO: Or can.

1 COMMISSIONER SANFORD: I understand
2 everything very clearly of what's going on. I have
3 been on --

4 COMMISSIONER RUSSO: But the only
5 reason I said it that way is because you misspoke a
6 few times.

7 COMMISSIONER SANFORD: I did not
8 misspeak.

9 COMMISSIONER RUSSO: You did.

10 COMMISSIONER SANFORD: I spoke
11 intentionally.

12 COMMISSIONER RUSSO: Yeah, you did.

13 COMMISSIONER SANFORD: We disagree on
14 the content.

15 COMMISSIONER RUSSO: Yeah, listen,
16 you're entitled to your opinion, but you're not
17 entitled to facts. Facts are facts.

18 COMMISSIONER SANFORD: Neither are you.

19 COMMISSIONER RUSSO: Right, I know. My
20 facts are clear.

21 COMMISSIONER SANFORD: My point is
22 that -- my point is that this policy, as currently
23 envisioned, is somehow going to be -- going to
24 trigger an action that the appointing authority may
25 or may not do. Is that fair? Because why would you

1 issue a suggestion or a letter of reprimand or
2 suggestion for removal or expulsion to the
3 appointing authority, but then what does the
4 appointing authority do? There's no policy --

5 CHAIRWOMAN REYES: They have the right
6 to remove the Commissioner.

7 COMMISSIONER SANFORD: Okay. Well,
8 what is that right?

9 ATTORNEY H. FITZPATRICK: Well, the
10 appointing authority has to follow the statute. You
11 might want to look at the statute, Commissioner.
12 It's very clear that the appointing authority has to
13 follow a statutory procedure.

14 COMMISSIONER SANFORD: I do know the
15 statute.

16 ATTORNEY H. FITZPATRICK: This referral
17 would simply be something that could have them look
18 at the issue, but they have to address the issue.

19 COMMISSIONER SANFORD: But then
20 shouldn't this resolution --

21 ATTORNEY H. FITZPATRICK: I still want
22 to go back. I appreciate Commissioner Russo's
23 explanation of the various differences here, and
24 that was what I was going to say, so thank you.

25 COMMISSIONER RUSSO: You're welcome.

1 ATTORNEY H. FITZPATRICK: But I still
2 want to go back and point out to you that the case
3 that you want to cite if you want to look at
4 something is *Kean Federation of Teachers v. Ada*
5 *Morell*, 233 N.J. 566, which was decided June 21st of
6 2018. It applies to employees under certain
7 circumstances, and it severely limits what
8 previously was called a Rice notice power in the
9 hands of an employee. But it has absolutely nothing
10 to do with a Commissioner.

11 COMMISSIONER SANFORD: Okay. Then from
12 a perspective of liability, this policy could create
13 a situation where an adverse act is taken against an
14 individual, and it would thus expose the Housing
15 Authority to liability, because yeah, anybody can
16 come together and have an opinion that someone
17 transgressed, but that's not necessarily based in
18 fact. But what's being talked about isn't that's
19 the opinion of the Housing Authority, so I don't
20 think from a position of liability, you know, we
21 should expose ourselves to that.

22 CHAIRWOMAN REYES: I think as
23 Chairwoman I think that's your opinion and that's
24 why you have a right to vote for the policy or not.
25 So --

1 COMMISSIONER IMPASTATO: Or make a
2 motion to --

3 CHAIRWOMAN REYES: Or make a motion to
4 remove it. I don't know at this point what do we
5 want to do.

6 COMMISSIONER SANFORD: I would ask -- I
7 would make a motion to table. I don't disagree --

8 CHAIRWOMAN REYES: Okay. So there's a
9 motion on the floor to table this resolution. Do I
10 have a second? No, I don't.

11 Okay. So now could we move forward
12 with voting on the resolution as amended?

13 COMMISSIONER RUSSO: Motion.

14 COMMISSIONER SEITZMAN: Second.

15 COMMISSIONER SANFORD: Well, I would
16 just like --

17 CHAIRWOMAN REYES: I think --

18 COMMISSIONER SANFORD: I would just
19 like counsel to address my question about liability.
20 Is the Housing Authority creating liability?

21 (Simultaneous crosstalk.)

22 ATTORNEY H. FITZPATRICK: Well, the
23 Housing Authority has liability in everything it
24 does.

25 CHAIRWOMAN REYES: Thank you.

1 ATTORNEY H. FITZPATRICK: That's why it
2 has a counsel, that's why it follows very careful
3 procedures. There's as much liability, I would
4 offer, in the case of revealing confidential
5 information that was discussed in closed session as
6 there would be in this. The statute is very clear
7 on how an actual removal would occur. And I think
8 that statute, followed correctly by the appointing
9 authority, would extinguish any potential for
10 liability.

11 COMMISSIONER SANFORD: So but with
12 establishing and following careful procedures, that
13 doesn't seem to be in the wording of this
14 resolution. Are we creating a -- are we creating a
15 groundwork or framework for counsel to create a
16 policy or is this paragraph --

17 ATTORNEY H. FITZPATRICK: No, that's
18 the policy. I don't think it's vague at all, I
19 think it's very clear. And I think you're, again,
20 drifting into never-never land.

21 COMMISSIONER SANFORD: Well, wait. An
22 inappropriate action, what is --

23 COMMISSIONER IMPASTATO: I think if you
24 just don't talk about closed session dialogue, we're
25 good.

1 CHAIRWOMAN REYES: Yeah, I don't think
2 that we have to go through everything every single
3 word on this resolution. We have spent over 20
4 minutes on this resolution. We've basically gone
5 over every word that's on the policy. What else is
6 left?

7 Harold, is there anything else left?

8 COMMISSIONER SANFORD: There's no
9 definitive law --

10 (Simultaneous crosstalk.)

11 CHAIRWOMAN REYES: We can be held
12 liable, just like we can be held liable for anything
13 else. I don't think we've spent more time on a
14 resolution that really affects our residents as we
15 have on this. It's frustrating.

16 COMMISSIONER SANFORD: There's no
17 definitive law on this resolution. This is
18 completely --

19 COMMISSIONER RUSSO: You plan on
20 violating the policy?

21 CHAIRWOMAN REYES: I am so confused.

22 COMMISSIONER SANFORD: That's not the
23 issue here.

24 CHAIRWOMAN REYES: Okay. So you have a
25 right, I think every question that you have asked

1 has been answered by our lawyer. It has been
2 answered by Councilman Russo, Commissioner Russo. I
3 think everyone has answered every one of your
4 questions. I don't know what else is left. I would
5 like for us to move forward with a vote at this
6 time.

7 Director?

8 COMMISSIONER SANFORD: Why are you
9 frustrated? This has been a very informative
10 conversation.

11 CHAIRWOMAN REYES: Yeah, but we do very
12 informative conversations for things that pertain to
13 nothing that really affects our residents. It's
14 frustrating. Maybe we should have spent more time
15 on this, on the -- on our revitalization program or
16 our redevelopment. Let's spend that time. Let's do
17 that. Let's participate in committees. Let's do
18 that so that we can show that we're really here for
19 the residents. Let's do that. That's productive.
20 That I don't mind sitting here for two hours and
21 discussing and having the lawyer discuss and
22 everybody else discuss.

23 But this? It's just nonsense. We went
24 word for word on this policy. It's absolutely
25 ridiculous. I will no longer discuss it.

1 Director, call the vote.

2 COMMISSIONER SANFORD: If it's

3 nonsense, then why have it?

4 CHAIRWOMAN REYES: Because, you know

5 what, well, you know what? If it doesn't pass, they

6 don't want it, right? So everybody here has a vote.

7 Use your vote. If you don't want it, vote no. If

8 you want it, please vote yes. Thank you.

9 EXECUTIVE DIRECTOR RECKO: Anthony

10 Forbes?

11 COMMISSIONER FORBES: Yes.

12 EXECUTIVE DIRECTOR RECKO: Andrew

13 Impastato?

14 COMMISSIONER IMPASTATO: Yes.

15 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

16 COMMISSIONER LEWIT: Yes.

17 EXECUTIVE DIRECTOR RECKO: Barbara

18 Reyes?

19 CHAIRWOMAN REYES: Yes.

20 EXECUTIVE DIRECTOR RECKO: Michael

21 Russo?

22 COMMISSIONER RUSSO: Aye.

23 EXECUTIVE DIRECTOR RECKO: James

24 Sanford?

25 COMMISSIONER SANFORD: No.

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EXECUTIVE DIRECTOR RECKO: Erica
Seitzman?

ATTORNEY H. FITZPATRICK: Yes.

1 CHAIRWOMAN REYES: Now, new business.
2 Can we move forward to new business?

3 COMMISSIONER SANFORD: So, under new
4 business, we mentioned, I'm just going to ask it
5 once because --

6 CHAIRWOMAN REYES: Absolutely.

7 COMMISSIONER SANFORD: -- which is --

8 COURT STENOGRAPHER: Could you just
9 talk into the microphone, please?

10 COMMISSIONER SANFORD: One moment. So
11 under new business, we agreed to move this to new
12 business, I am asking the Director, when did you
13 direct HHA staff not to communicate with
14 Commissioner Sanford?

15 EXECUTIVE DIRECTOR RECKO: And I've
16 asked to you put that in writing.

17 CHAIRWOMAN REYES: Thank you.

18 COMMISSIONER SANFORD: I can put it in
19 writing again. I've got one more item of new
20 business.

21 CHAIRWOMAN REYES: Absolutely.

22 COMMISSIONER SANFORD: In our October
23 meeting, we had a resolution.

24 CHAIRWOMAN REYES: Guys, can we please
25 keep it down in the audience?

1 COMMISSIONER SANFORD: Resolution
2 No. 2023-10.05, a resolution -- excuse me, I'm going
3 to strike that, please.

4 Okay. A resolution of the Housing
5 Authority of the City of Hoboken to demonstrate
6 support of the authority for the Hoboken Housing
7 Authority redevelopment plan being considered for
8 final adoption by the City of Hoboken. Under that
9 resolution there was a memorandum of understanding.

10 CHAIRWOMAN REYES: Uh-huh.

11 COMMISSIONER SANFORD: And under -- on
12 page 3 of 4, Section 6, termination, this MOU may be
13 terminated by mutual written agreement of the
14 parties upon 30 days' written notice. This MOU
15 shall automatically terminate upon completion of any
16 specific tasks within the scope of work as the term
17 is defined herein.

18 Based upon Section 6 of the memorandum
19 of understanding, I would like to make a motion to
20 terminate the motion -- terminate the memorandum of
21 understanding.

22 CHAIRWOMAN REYES: Motion?

23 COMMISSIONER RUSSO: Could I ask a
24 question?

25 CHAIRWOMAN REYES: Yes.

1 COMMISSIONER RUSSO: I just want to
2 understand your motion, you're asking this Board to
3 terminate the MOU to stop the redevelopment of our
4 Authority?

5 COMMISSIONER SANFORD: No. The motion
6 is to simply terminate the memorandum of
7 understanding.

8 COMMISSIONER RUSSO: Right. Which
9 would trigger no understanding with the City of
10 Hoboken, which would trigger no plan for the
11 redevelopment, which would trigger no ability to
12 move forward for an agreement for that redevelopment
13 plan, which would trigger no new housing for our
14 residents in the city of Hoboken.

15 CHAIRWOMAN REYES: Exactly.

16 COMMISSIONER RUSSO: Is that my
17 understanding?

18 COMMISSIONER SANFORD: I simply believe
19 that the memorandum of understanding is not in the
20 best interests of the Housing Authority.

21 COMMISSIONER RUSSO: Again, I'll ask
22 the same question now that you added a different
23 word in there, so you believe that redeveloping our
24 properties is not in the best interest of the
25 Authority?

1 COMMISSIONER SANFORD: No, that is not
2 what I believe.

3 COMMISSIONER RUSSO: But you want to
4 stop the process so that we can -- so that we cannot
5 redevelop our properties.

6 COMMISSIONER SANFORD: I don't want to
7 stop the process.

8 COMMISSIONER RUSSO: But you want to --
9 (Simultaneous crosstalk.)

10 COMMISSIONER SANFORD: I just want to
11 terminate this memorandum of understanding.

12 CHAIRWOMAN REYES: Which is --

13 COMMISSIONER RUSSO: Which would
14 terminate all those other things.

15 CHAIRWOMAN REYES: Exactly.

16 COMMISSIONER SANFORD: That's what I
17 would like, to stop the memorandum of understanding.

18 CHAIRWOMAN REYES: Okay. So would you
19 like to put that motion on the floor?

20 COMMISSIONER RUSSO: Understood. I
21 just wanted to make sure I understood it correctly.

22 CHAIRWOMAN REYES: Okay. So
23 Commissioner Sanford has a motion on the floor to
24 remove the memorandum of understanding from the
25 resolution that was adopted during the month of

1 October. I don't have the exact number, the
2 resolution number, but I believe he stated it. So
3 is there a second? He has a motion. Is there a
4 second? There's no second. So --

5 COMMISSIONER SANFORD: Okay. That's
6 it. Thanks.

7 CHAIRWOMAN REYES: Thank you.

8 So motion to adjourn?

9 COMMISSIONER RUSSO: Motion.

10 COMMISSIONER SEITZMAN: Second.

11 ATTORNEY H. FITZPATRICK: Goodnight,
12 everyone.

13 EXECUTIVE DIRECTOR RECKO: Thank you,
14 Harold.

15 (Concluded at 10:05 p.m.)

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CERTIFICATE OF OFFICER

1
2 I, THERESA L. TIERNAN, A Registered Merit
3 Reporter, Certified Stenographic Shorthand Reporter,
4 and Notary Public of the State of New Jersey, do hereby
5 certify that the foregoing is a true and correct
6 transcript of the proceedings as taken stenographically
7 by and before me at the time, place and on the date
8 herein before set forth.

9 I DO FURTHER CERTIFY that I am neither a
10 relative nor employee nor attorney nor counsel of any
11 of the parties to this action, and that I am neither a
12 relative nor employee of such attorney or counsel, and
13 that I am not financially interested in the action.
14
15

16 THERESA L. TIERNAN, CCR, RMR
17 Notary Public of the State of New Jersey
18 C.C.R. License No. XI01210

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