

1
2 REGULAR MEETING OF THE BOARD
3 OF COMMISSIONERS OF THE
4 HOBOKEN HOUSING AUTHORITY OF
5 THE CITY OF HOBOKEN

THURSDAY
DECEMBER 14, 2023
7:00 P.M.

6
7 HELD IN PERSON AT
8 220 ADAMS STREET
9 HOBOKEN, NEW JERSEY

10 BEFORE:

11 CHAIRPERSON BARBARA REYES
12 VICE-CHAIRPERSON ERICA SEITZMAN
13 COMMISSIONER MICHAEL RUSSO
14 COMMISSIONER ANDREW IMPASTATO
15 COMMISSIONER ANDREW LEWIT
16 COMMISSIONER JAMES SANFORD
17 COMMISSIONER ANTHONY FORBES (VIA ZOOM)

18 APPEARANCES:

19 FITZPATRICK & WATERMAN, ESQS.,
20 BY: HAROLD FITZPATRICK, ESQ. (VIA ZOOM)
21 and MATTHEW FITZPATRICK, ESQ.
22 Attorney for the Board.

23 ALSO PRESENT:

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

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I N D E XAGENDA PAGEROLL CALL 3READING OF ANNOUNCEMENTS 3EXECUTIVE DIRECTOR'S COMMENTS 7RESOLUTIONSResolution 2023-12.01 53Resolution 2023-12.02 55Resolution 2023-12.03 67Resolution 2023-12.04 92Resolution 2023-12.05 94Resolution 2023-12.06 96Resolution 2023-12.07 98Resolution 2023-12.08 100Resolution 2023-12.09 102Resolution 2023-12.10 104Resolution 2023-12.11 111Resolution 2023-12.12 113Resolution 2023-12.13 116Resolution 2023-12.14 120Resolution 2023-12.15 122Resolution 2023-12.16 124

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

3 (Pledge of Allegiance recited at this time.)

4 EXECUTIVE DIRECTOR RECKO: Madam
5 Chairperson, do you want to announce our special
6 events?

7 CHAIRWOMAN REYES: So before I read our
8 announcement, I would just like to say that
9 Commissioner Seitzman was again -- I'm sorry, I
10 lost--

11 ATTORNEY M. FITZPATRICK: She was
12 reappointed.

13 CHAIRWOMAN REYES: I'm sorry. She was
14 reappointed to the Hoboken Housing Authority by the
15 State of New Jersey.

16 (Applause.)

17 COMMISSIONER FORBES: Congratulations.

18 COMMISSIONER SEITZMAN: Thank you.

19 ATTORNEY M. FITZPATRICK: You could
20 stay there, I'll stay here.

21 (Erica Seitzman sworn in as a Commissioner
22 for the Board.)

23 (Applause.)

24 EXECUTIVE DIRECTOR RECKO: Okay.
25 Congratulations.

1 COMMISSIONER SEITZMAN: Thank you.

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

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

22 Director, roll call.

23 EXECUTIVE DIRECTOR RECKO: Anthony
24 Forbes?

25 COMMISSIONER FORBES: Present.

1 EXECUTIVE DIRECTOR RECKO: Andrew
2 Impastato?
3 COMMISSIONER IMPASTATO: Here.
4 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
5 COMMISSIONER LEWIT: Here.
6 EXECUTIVE DIRECTOR RECKO: Barbara
7 Reyes?
8 CHAIRWOMAN REYES: Here.
9 EXECUTIVE DIRECTOR RECKO: Michael
10 Russo?
11 COMMISSIONER RUSSO: Present.
12 EXECUTIVE DIRECTOR RECKO: James
13 Sanford?
14 Erica Seitzman?
15 COMMISSIONER SEITZMAN: Present.
16 CHAIRWOMAN REYES: Do we have anyone
17 signed up for -- no.
18 COMMISSIONER IMPASTATO: Are you going
19 to read the -- what's that thing?
20 CHAIRWOMAN REYES: Yeah, that's -- the
21 Director is going to talk about that. We are going
22 to read it. Okay.
23 Director, do you want to state about
24 the statement that was sent in?
25 EXECUTIVE DIRECTOR RECKO: I can. Yes.

1 There was a statement that was sent in
2 by -- let me grab it. I thought we were going to do
3 it later, but it's right here. There's a statement
4 sent in by Paul Presinzano, and as we know, he's the
5 First Ward Councilman-elect, and he was intending to
6 be here tonight, but he could not be here, so he
7 asked that his statement be read into the record as
8 a public comment, and this is dated December 13,
9 2023.

10 (As read:) Dear Chairman Reyes, I
11 cannot attend your meeting this evening; however, I
12 wanted to submit some comments in the public portion
13 of your meeting.

14 On November 29, 2023, I received an
15 e-mail signed by an HHA Commissioner, Sanford,
16 asking me to sign a pledge dealing with election
17 integrity. I wasn't sure if this was HHA sanctioned
18 or an effort by the individual Commissioner. What
19 is concerning is that the e-mail stated that if I
20 did not reply to the e-mail by noon on Thursday,
21 November 30, my answer would be no.

22 I value my growing relations with HHA
23 and look forward to growing it in the future. Thank
24 you for your time on this matter. Signed, Paul
25 Presinzano, First Ward Councilman-elect.

1 CHAIRWOMAN REYES: And I guess as we go
2 forward in the agenda, it will make more sense as to
3 why this was actually read out loud, and I think the
4 Director has copies of the statement that was
5 submitted.

6 So, Director, I guess we go into your
7 report.

8 EXECUTIVE DIRECTOR RECKO: I'll be glad
9 to.

10 I just want to start out with a happy
11 holiday to all and I'm glad to see it's upon us.
12 I'm enthused about the holiday season.

13 On Wednesday, December 13th, last
14 night, we had an inspiring ceremony for our new Hall
15 of Fame inductees. It was our third ceremony.
16 Ricardo Figueroa and Annette Chaparro were the
17 honorees, and it was just moving. It was a
18 tremendous evening. I don't know if -- Andrew,
19 you're singled out.

20 COMMISSIONER IMPASTATO: Yeah, it was.
21 Yeah, it was personal for me because, you know, it
22 was great to see Ricardo, who I've, you know, shared
23 a lot of memories and experiences and I -- you know,
24 he's talked about me being his, you know, kind of
25 his advisor and --

1 EXECUTIVE DIRECTOR RECKO: Indeed.

2 COMMISSIONER IMPASTATO: -- counsel,
3 and it was very warm for that part. But, also, from
4 just a general standpoint, I think Corinne does an
5 amazing job with these ceremonies, seeing what our
6 residents, you know, and people that are local in
7 our neighborhood are doing and how they are heroes,
8 like you talked about. It's very impactful, it's
9 very inspiring, and it's fantastic. So big up to
10 Corinne for putting on those events.

11 (Applause.)

12 EXECUTIVE DIRECTOR RECKO: Thank you
13 all for being there. It makes all of this worth it.
14 This is what we do. We house people. We house
15 families that the kids grow up and they make
16 successes of themselves. You hear the negatives all
17 the time, and it's just so inspiring to hear them
18 saying thank you for a home. So thank you all.

19 We are holding holiday celebrations at
20 all of our senior and disabled buildings, and this
21 Saturday is our third annual Winter Wonderland
22 Celebration in partnership with the family --
23 Familyhood resident-led group. Come join us from
24 four to seven at the Arlette Braxton Courtyard.

25 Erica, you want to say anything more

1 about what we're going to have?

2 COMMISSIONER SEITZMAN: Yes. So this
3 is a great job between Familyhood and Housing,
4 especially the Resident Services Committee. They
5 really want it to become -- take -- go away from
6 just having, say, toy drives or turkey drives or
7 anything and really integrate the communities so it
8 becomes a community event, not just giving out XYZ.
9 So we have a huge lineup this year. Frank is
10 singing. We can't wait to hear about that. We have
11 community groups from all over the town. We have
12 hot cocoa. We have cookies. We have the police,
13 the fire all coming and handing out toys. So it's
14 really supposed to become a community event where
15 everybody comes out, comes out to our property, and
16 we have some cheer together. So we look forward to
17 seeing you on Saturday.

18 EXECUTIVE DIRECTOR RECKO: Thank you.
19 Erica has been very, very involved in helping to
20 plan that and get that together, so thank you.

21 To add to these holiday blessings, I
22 couldn't help this, our employee, Jasmin Santos,
23 daughter of Shawna Oliver, has recently given birth
24 to Aila. Congratulations. A beautiful and healthy
25 baby girl. We wish mom and daughter the best.

1 CHAIRWOMAN REYES: Congratulations.

2 EXECUTIVE DIRECTOR RECKO: We're so
3 proud of her. Wonderful young lady.

4 I held my quarterly round of Meet and
5 Greet gets-together at all of our sites in November.
6 We reviewed safety, maintenance, and security
7 issues. I came -- I come away from each meeting
8 with a better understanding of how we can better
9 serve our residents. And, again, residents, thank
10 you for showing up for those.

11 Staff also gave an important
12 presentation in advance of the HUD implementation of
13 new regulations. Their acronym is HOTMA, and this
14 is a regulation that's going to be phased in over
15 2024 regarding some aspects of rent calculations,
16 how much folks can have in savings, how much they
17 could deduct for medical expenses, and lease
18 provisions that are expected to be finalized by HUD
19 and the Housing Authority during 2024. Our deadline
20 is that by the end of 2024 that everything is in
21 place, we'll have it before that. You will see over
22 the coming months us coming back to you with some
23 revisions to our ACOP, our admissions policies based
24 on HOTMA. But it's coming.

25 So we did a very nice presentation

1 that, again, Corrine wrote up a great presentation
2 for us on that, and Frank gave the presentation, and
3 I think folks understood what's coming and what's to
4 be. There's a lot of positives for residents in
5 this, a lot of positives.

6 There was much discussion, particularly
7 at Fox Hill, about the issue of the housing of
8 individuals under 62 years of age. Our regulations
9 from HUD is that "senior" is defined as 62 and over
10 or disabled, and there's the rub, is that I think as
11 time has gone by and as this law in, that more and
12 more folks are determined to be disabled, some
13 mentally disabled, some physically, and they don't
14 always mix well with the senior population. So
15 we're struggling with that issue.

16 We're certainly doing what we can on
17 the eviction side, but we are also talking to HUD,
18 talking to our legal counsel, and examining the
19 concept and seeing if there's any alternatives we
20 could come up with on this, because we need to do
21 something. But we also need to understand that
22 folks with disabilities need some place to live too,
23 so it's a two-edged sword and -- but we'll be
24 working on this, and I would expect that as we come
25 up with some proposed solutions, we'll be talking to

1 you about those over the next months.

2 We continue to work closely with HPD
3 and residents. We are continuing to work
4 continually with our security guard service and we
5 have seen some improvements. I think at our meet
6 and greet here in Adams we got some really, really
7 positive response on the changes with security.
8 Monroe mix -- that's a little more mixed. Our main
9 issue that came up at both of those sites was that
10 folks are hanging in the lobby during the evenings
11 and the security guards talking to them and all of
12 that.

13 So what we've done is we've gone back
14 to the security company and said absolutely not,
15 make sure your guards understand there's no one
16 that's supposed to be hanging in the lobby. That's
17 what this room is for, come here and socialize, hang
18 out here, that's -- these rooms are open. So we're
19 posting signs inform residents not to hang out.
20 We're talking to the security company about that's a
21 no-no as well.

22 I'm pleased to say that HPD, in
23 cooperation with other Hudson County areas, made a
24 significant drug bust this past month, which I think
25 we've seen some real change for. And I don't know

1 if they're here yet.

2 CHAIRWOMAN REYES: No.

3 EXECUTIVE DIRECTOR RECKO: No, but
4 great work by the HPD.

5 Hoboken Housing Forward got some really
6 good news. The redevelopment plan went back to City
7 Council for a first reading on December 6th and was
8 unanimously passed on first reading. Thank you,
9 councilman. The plan that went to the Planning
10 Board on December 12th, I went to the Planning Board
11 and it was unanimously passed by the Planning Board,
12 who then, as I understand it, writes you guys a
13 letter and the resolution saying we support this.
14 So that will be on December 20th.

15 So I can't see anything that would
16 stand in the way. I think every councilperson I've
17 talked to is totally in support. I couldn't be more
18 excited, more thankful and happier. This is a
19 major, and HUD's got their eye on us, and a lot, a
20 lot of work has gone into that, and we're looking
21 good.

22 (Commissioner Sanford enters the proceedings
23 at 7:15 p.m.)

24 EXECUTIVE DIRECTOR RECKO: Once that
25 redevelopment plan has final approval by the City,

1 the next task will be to develop and publish that
2 request for proposals. We already have our
3 development legal representative under contract, and
4 we'll be meeting with them in January, so --

5 COMMISSIONER RUSSO: Awesome.

6 EXECUTIVE DIRECTOR RECKO: -- we're
7 going to be off at the starting gate.

8 We are working on the details of the
9 contract with our consultant for future capital
10 needs. This is a requirement of HUD, that we bring
11 on a firm to start talking about what's going to
12 happen with our capital funds after we build the
13 first building, after we build the second building,
14 after we build the third building, and how we're
15 going to use those capital funds and what we're
16 going to do with them. So that's working out the
17 details on that contract. You approved it last
18 month.

19 We continue to meet with the Enterprise
20 Partners and HUD, represented by Mr. Ellis Wilson
21 Henri. Our current goal is to expedite the
22 submission of applications for demolition
23 disposition to HUD. So we're working on that now,
24 and we're going to get that up to the HUD, what they
25 call, SAC office in Chicago, because as everything

1 else goes along we need their approval. So we're
2 moving on that.

3 We're also working with them, as I've
4 said before, on that (indiscernible). They would
5 like to see some changes, good stuff, they're
6 working with us on getting ready for the future on
7 our revisions of our Section 8 admin plan. All of
8 those are going to have to change due to this. Our
9 ACOP is going to have to change, and our five year
10 and annual plans submitted to HUD, so these will be
11 coming to you also over the next few months.

12 I mentioned our Hall of Fame. We are
13 also preparing our next newsletter, which I think is
14 January?

15 MS. SHAW: January, right.

16 EXECUTIVE DIRECTOR RECKO: And so if
17 you've got anything you'd like to be bragged on in
18 the newsletter, please feel free to get it to
19 Corinne or I.

20 I continue to meet with residents on a
21 personal basis. We met with at least ten resident
22 families since the last Board meeting. And, again,
23 we encourage any resident that wishes to meet with
24 me to personally schedule an appointment through
25 their manager's office. We're getting people in

1 just as fast as we can.

2 Housing for Hoboken could not meet and
3 will continue regular meetings in January.

4 We do have a good list of special
5 capital projects with some progress. We've got that
6 special allocation of money that came in for
7 Harrison. Our main entrance and gate replacement at
8 the courtyard, with the goal of securing the
9 courtyard, is under design. We've been talking to
10 the architects, we do expect to bid over the winter,
11 probably about the next 60 days will be bid. We
12 should be ready for spring work on that.

13 Our security camera installation on
14 each floor, we have a resolution in front of you
15 tonight to reject a bid for that. We only got one
16 bid, and it was found deficient, unfortunately. And
17 just as an aside, two bids came in, like, just late.
18 So we expect on a rebid that we'll get three bids we
19 hope. So we've already done the work.

20 Courtyard paving under design, and that
21 will be ready for spring work. And the hallway and
22 stairwell refurbishment is out to bid right now.
23 When they are back, we'll have that for you January.

24 And then beyond that work, the
25 following is in progress: Defensible space funding

1 under design for behind our buildings from 208
2 Harrison to 400 Marshall, which will separate
3 walking in back of those buildings, running, getting
4 away from police, et cetera, and it will make kind
5 of a backyard area in the back of each of those
6 buildings.

7 The emergency generator work is in
8 process at Christopher Columbus and Adams.
9 Pre-installation is complete. As soon as the
10 generators arrive, supply chain, they will be put
11 in, they're ready to be put in. Because they did
12 the pre installation work, they have a very small
13 change order that's in front of you tonight, very
14 small, that they incurred some extra costs.

15 The replacement of boilers at 655 6th
16 Street, 501 Marshall, 540 Marshall, and 320 Marshall
17 is in process. Those are the secondary boilers. No
18 one is losing heat, but once those are all complete
19 we'll have that backup.

20 A resolution to approve the Monroe
21 boiler replacement is in front of you tonight. We
22 are developing a scope of work for the repaving of
23 the Monroe Gardens parking lot. A resolution to
24 approve the repaving at the Harrison Gardens parking
25 lot is in front of you tonight. A resolution to

1 award a contract for replacement of a ramp landing
2 at Harrison Gardens is also in front of you tonight.
3 It's falling apart and it's dangerous. We need to
4 replace that ramp.

5 We are developing a scope of work for
6 sidewalk repair ponding in the area of 560 Marshall,
7 right in front of that building, to the side of the
8 basketball court. About three years ago we put in a
9 new drain, or two years ago, that's not quite
10 handling all the water, so we need to get back out
11 there and deal with the ponding on that sidewalk
12 area.

13 Our parking registration initiative is
14 underway. We have been successful over the summer
15 in stopping vehicles parked illegally on our streets
16 and in reserved spots with yellow safety lines, we
17 we've cleaned a lot of that up. We do thank all the
18 families that have registered their vehicles. You
19 can still come in and do that, but remember a
20 resident must be lease compliant, including current
21 on rent or in a repayment agreement with us, if
22 you're going to get a parking sticker. So that has
23 actually helped us quite a bit on getting new
24 repayment agreements. Folks have come in and wanted
25 to get a sticker, no, you're going to have to do

1 that repayment agreement or get even with us, so
2 it's helped.

3 Our current status, any vehicle that is
4 parked in street no parking zones is subject to
5 being towed. Any vehicle with an old red sticker,
6 that's the old stickers, has until January 1st to
7 have that new sticker or be subject to being towed.
8 Any vehicle that has no sticker or is abandoned is
9 subject to immediate towing. We have already towed
10 a number of these vehicles, probably 10, 20 anyway.
11 Yeah. Only the appropriate resident's vehicle may
12 be parked on a reserved spot. So we have these
13 reserved spots, got it, we tow them quickly.

14 Attachment A is the management snapshot
15 that covers both public housing and Fox Hill.

16 Frank, you want to lead us through?

17 MR. MERCHAND: Yup. Hi, everybody.

18 Public housing, we maintained -- we stayed the same
19 as last night, it was 95 5. At Fox Hill we had some
20 apartments that were being turned over, we were at
21 97 by the end of November. As of right now, we
22 should be already at 98, so overall that helps us,
23 that means that if you do the combined of both, we
24 are at about 96 1/2, 97 percent as a Housing
25 Authority.

1 EXECUTIVE DIRECTOR RECKO: And I just
2 want to make a note that that's excellent. Thank
3 you, Frank. Maintenance and management.

4 MR. MERCHAND: Jackie, she's on right
5 now, and she just gave us a batch of refreshed
6 apartments at Harrison, so there's at least 12
7 apartments that are ready to go. I know our
8 managers already have folks lined up and ready for
9 assignment, so that should be very, very good for
10 the new year, good news for a lot of families coming
11 up.

12 As you can see move-ins and move-outs,
13 so Fox Hill had two move-ins, public housing had two
14 move-ins for a total of four. Move-outs, we had one
15 public housing move-out. Transfers, we did four
16 transfers in total.

17 We have 175 repayment agreements, that
18 is a slight tick from last month. As the director
19 was saying, we had a lot of repayment agreements, we
20 also had a lot of repayment agreements that were
21 canceled because folks had defaulted on those
22 repayments. So the fact that that number went up in
23 spite of the fact that we reduced just shows how
24 many people did have to enter into repayment
25 agreements to get their stickers. 699,000 is what

1 we have right now currently in active repayment
2 agreements. The number of families that were in our
3 one month or so went up from 400 to 424.
4 Historically, the month of November and December are
5 a little harder on families, they hold back a little
6 bit and -- because of the holidays, so you should
7 see a correction on that in January.

8 Our total outstanding is 872474, that
9 continues to rise. And as we said, with the first
10 few batches that we get into court, you will see now
11 that changing because we continue to charge for
12 those families that we can't collect rent on. So
13 that will continue to rise until we're in court.

14 Our percentage of people who are in
15 tenant accounts receivables went up from 36 to 38,
16 so that went up just like the other number. Our one
17 month or less is 159, over one month is 265. We
18 continue to push for not just repayment agreements,
19 but for families to come in for recertification.
20 And I know that we're working with Matt on some
21 language for the new year that we're going to send
22 out to families because we are at that point that
23 our -- we have numbers -- numbers that we talk about
24 here is vacancy, but we also need a number in PIC to
25 go up, which is our -- they base that off of the

1 recertifications, and it's important that families
2 do come in and take care of that.

3 EXECUTIVE DIRECTOR RECKO: Yeah. So
4 what hurts us there, just so you know, what hurts us
5 with the HUD reporting is that we're knocking it out
6 the park nowadays on vacancies, but if families
7 don't come in to recertify, our number goes back
8 down, because they're combined, vacancies and
9 recertifications. So we send them another letter,
10 please come in, please come in, please come in and
11 recertify. And so when we can't register that
12 family as coming in for their recertification, we
13 get dinged from HUD for it. All right?

14 So eventually we've only got one tool
15 and that's to take them to court because they've
16 broken their lease. Because on the lease they
17 promise to come in once a year to recertify. Life
18 is good. Most people do it, but we've got some
19 that --

20 MR. MERCHAND: And just to touch a
21 little bit on what the Director said about HOTMA, a
22 lot of the regulations and a lot of the things that
23 keep people from sometimes wanting to recertify are
24 going to be streamlined. A lot of it has to do with
25 what's in their bank and their bank accounts. Fear

1 of income that they may have gotten a raise. So --
2 and one day maybe I think it would be a good for the
3 Commissioners, if you guys wanted, we can give you
4 guys a HOTMA presentation so that you have an idea,
5 because it's over the next year that we're going to
6 be introducing it. I will certainly e-mail you guys
7 what Corinne prepared that we've been presenting to
8 the families, but it gives you an idea. But just
9 really over top level of that is that families get
10 to keep more of their savings before we have to use
11 it for the rent calculation. There's a lot of
12 self-certification, you used to only be able to keep
13 5,000 in the bank, you can keep 50,000 now. If it's
14 under 50,000, you just tell us. You're going to
15 have a form that you fill out.

16 So these changes are going to be good
17 for encouraging families to come in and recertify,
18 and it will be good for their bottom line as well.
19 It's going to take a year to phase it in, but once
20 everybody is ready, the tenants are ready, we're all
21 comfortable with the changes, it will be
22 implemented.

23 COMMISSIONER IMPASTATO: Can you not
24 recertify online? There's no way to do it
25 electronically?

1 MR. MERCHAND: So we do have the portal
2 there, our portal is open, we could offer that. I
3 don't necessarily know that that's what's been
4 preventing people, but I would love to offer that to
5 folks, and that was the next -- and thanks for
6 bringing that up. I got good news today that we're
7 officially -- we fixed the issue with the software
8 and tenants can go back to paying online effective
9 right now.

10 EXECUTIVE DIRECTOR RECKO: Oh, good,
11 good.

12 MR. MERCHAND: So that was --

13 EXECUTIVE DIRECTOR RECKO: But we will
14 take a look at that.

15 MR. MERCHAND: But in that same portal
16 where you pay the rent, you can -- there is an
17 option that if we enacted that we would be able to
18 do recertification through that.

19 EXECUTIVE DIRECTOR RECKO: Yeah, let's
20 take a look at that. Thank you.

21 COMMISSIONER IMPASTATO: Do tenants
22 know that they run the risk of going to court if
23 they don't recertify?

24 EXECUTIVE DIRECTOR RECKO: Yes, they
25 do.

1 COMMISSIONER IMPASTATO: I mean, it
2 seems like a big risk to take.

3 EXECUTIVE DIRECTOR RECKO: It is.

4 MR. MERCHAND: And managers send
5 letters monthly about that.

6 EXECUTIVE DIRECTOR RECKO: And we keep
7 shaking the spear.

8 On housing choice vouchers we had a
9 great meeting of this past week with a legal team,
10 Harold and my staff with the head of the Veterans
11 Administration in New Jersey, and he is fully
12 partnering with us. They have much experience in
13 doing our fees on VASH vouchers and what needs to go
14 in. He is going to help us finalize hours our fee
15 on to those VASH vouchers to go out. In fact, he
16 was very clear with us, he doesn't want that going
17 out without our partnership. And he's right. There
18 is more much more to it, what should go in the RFP
19 and how we should evaluate any proposals that come
20 in in order to meet the standards of the Veterans
21 Administration as we do veteran vouchers. So we are
22 the first Housing Authority in New Jersey to receive
23 VASH vouchers.

24 COMMISSIONER SEITZMAN: Amazing.

25 EXECUTIVE DIRECTOR RECKO: We are.

1 COMMISSIONER RUSSO: Nice.

2 EXECUTIVE DIRECTOR RECKO: They've
3 always given them only to DCA, and one of the
4 reasons they've done that is worried about the
5 Housing Authority's ability to correctly administer
6 them. So they've got some faith in us, and we're
7 ready to go ahead with that.

8 COMMISSIONER IMPASTATO: Am I the only
9 one that doesn't know what that is?

10 COMMISSIONER RUSSO: Veteran vouchers,
11 it's housing specific.

12 EXECUTIVE DIRECTOR RECKO: Oh, I'm
13 sorry. Yeah, veterans' vouchers. We got 18, an
14 allocation of 18 special vouchers just for veterans.

15 COMMISSIONER IMPASTATO: Great.

16 EXECUTIVE DIRECTOR RECKO: But it comes
17 with strings. Whoever gets them on a project base
18 has to have counseling, they have to have on-site
19 management, they have to have particular counseling
20 programs for them. So there's a whole list of
21 things that the Veterans Administration has to see.

22 COMMISSIONER RUSSO: Director, what's
23 the timeline on getting the RFP completed and out?

24 EXECUTIVE DIRECTOR RECKO: Well, we
25 talked with him, and we thought that we might be

1 able to get it out around February, March.

2 COMMISSIONER RUSSO: Okay.

3 EXECUTIVE DIRECTOR RECKO: It's going
4 to take that long for us to get everything together.
5 We're going --

6 COMMISSIONER RUSSO: Okay.

7 EXECUTIVE DIRECTOR RECKO: -- to have a
8 series of two or three more meetings.

9 COMMISSIONER RUSSO: Okay. I
10 appreciate it.

11 EXECUTIVE DIRECTOR RECKO: Yup.

12 Maintenance, Jackie and Sammy, thank
13 you both, continuing to do an excellent job out
14 there. We're doing a special door painting project
15 at Adams and Monroe, and we've begun an interior
16 stairway hallway painting project. They have made
17 significant progress at 220 Harrison, 208 Harrison,
18 and 510 Jackson.

19 CHAIRWOMAN REYES: It looks beautiful.

20 MR. MERCHAND: Yes.

21 EXECUTIVE DIRECTOR RECKO: It's coming
22 along. We're eking that out through some overtime
23 and when folks have time during the regular days,
24 and from my perspective, it's starting to show that
25 as we're past some of these issues with our roofs,

1 some of these issues with our elevators, some of
2 these other capital improvements, we're starting to
3 have more staff time that we can devote to special
4 projects, and we think one of the -- number one is
5 to come in there and get those places painted and
6 looking better.

7 CHAIRWOMAN REYES: It also makes the
8 residents feel better.

9 EXECUTIVE DIRECTOR RECKO: It does, it
10 does. So thank you, we'll keep working on that.
11 Sammy, Sammy takes the credit for that, he's pushing
12 his guys, he's making it happen. Doing a good job
13 out there.

14 MR. FERMAINT: Thank you.

15 EXECUTIVE DIRECTOR RECKO: We continue
16 to take applications for additional part-time and
17 full-time mechanics, the mechanics is what we need.
18 Please call your managers, residents, with any
19 specific needs.

20 We have started a round of meetings
21 with the city to talk about -- to talk trash. We
22 are excited about this, because we are coordinating
23 with them on how we should redo our trash pick-up
24 systems --

25 COMMISSIONER RUSSO: Awesome.

1 EXECUTIVE DIRECTOR RECKO: -- to
2 include recycling across all of our sites. And if
3 we get new equipment, and there's some really good
4 new equipment on the market now, trash cans, really
5 good ratproof trash cans, right, as opposed to these
6 open dumpsters, that have an opening in the back
7 where a city truck can just come, take it out, dump
8 it, put it back in, our guys may not even have to
9 touch it. Yay. So we're actually, we just had our
10 second meeting with them, and Sammy is doing or has
11 done a round with the city.

12 MR. FERMAINT: I was supposed to do the
13 round today but, unfortunately, something came up
14 with the -- the supervisor to the city, but we will
15 touch base in regards to --

16 COURT STENOGRAPHER: I'm sorry, Sammy,
17 I just can't hear you.

18 MR. FERMAINT: Oh, I'm so sorry. I
19 just forgot.

20 I was supposed to meet up with Dave
21 today from the city supervisor. Unfortunately,
22 something came up, so we're basically going to be
23 touch base again and, hopefully, set something up
24 for next week.

25 COMMISSIONER RUSSO: Sammy, please let

1 me know if I need to make a phone call to make sure
2 that happens.

3 MR. FERMAINT: Oh, absolutely. Thank
4 you.

5 EXECUTIVE DIRECTOR RECKO: And I think
6 he's been good.

7 (Simultaneous crosstalk.)

8 COMMISSIONER RUSSO: Yeah, I know
9 they're great.

10 (Simultaneous crosstalk.)

11 COMMISSIONER RUSSO: I just want to
12 make sure we stay on top of everybody.

13 MR. FERMAINT: Thank you.

14 EXECUTIVE DIRECTOR RECKO: To me that's
15 just great. We're getting together. Right? We're
16 all going to do -- what can we do together? That's
17 excellent.

18 We continue to work on special
19 emergency and preventative repairs. I've got
20 attachments on the maintenance and plumbing projects
21 by HHA staff -- again, Sammy's area -- and they're
22 always going, that's always whack-a-mole. It never
23 ends on our plumbing problems and our floods. The
24 only way to truly solve it is redevelopment because
25 our systems are old and they're breaking and,

1 they're breaking all the time.

2 Attachment D, major unit repairs by
3 outside contractors, for your edification.

4 Attachment E is an extermination
5 report. When you get a chance, take a look at it,
6 if you have it. It's amazing how much extermination
7 we do, how many bedbug problems we have, how many
8 roach problems we have, how many mice. So we're out
9 there, we're working, and we know how to get rid of
10 them, but it takes that cooperation between the
11 residents and the Housing Authority.

12 And we're now attaching a boiler report
13 so you can see what our boiler team is working on.

14 Finance is working on the billing for
15 project close-out, year-end closing for the 2023
16 audit, Housing Choice Voucher budgets, and VASH
17 vouchers and contract management and publication of
18 RFPs and RFQs. Emil and his crew are actively
19 involved in that.

20 And having said that, I will pass it
21 over to Danny to talk about our resident services
22 snapshot.

23 MR. PEREZ: Hello, everyone.

24 EXECUTIVE DIRECTOR RECKO: I just want
25 to -- I should say Danny is doing such a great job.

1 MR. PEREZ: Oh, thank you. I
2 appreciate it. Thank you.

3 (Applause.)

4 EXECUTIVE DIRECTOR RECKO: We're doing
5 resident meals, we're doing the extracurriculars,
6 we're -- and it's just amazing.

7 MR. PEREZ: Let me tell you, for me
8 it's really easy. My partner's actually helping a
9 lot. Program providers that we have are amazing.
10 And then we have some incredible volunteers at each
11 of the senior buildings that help me put everything
12 together, so I really want to recognize, you know,
13 the volunteers for Monroe and Adams and Fox Hill,
14 the RAD members, as well Sandra Smith, and Larry and
15 Jeannie, and all of them that help me out with these
16 events. I'm only one resident services for the
17 entire Hoboken Housing Authority, but I have an
18 amazing team with Lourdes and, of course, the
19 Director and Sammy that always helps out with any
20 pick-ups that I need, anything that I need to be
21 able to get moved from one place to the other, so
22 they help me out, so I'm really appreciative.

23 I'm also very thankful for our program
24 providers, who throughout the year give so much of
25 support and commitment and love to the Hoboken

1 Housing Authority. Thank you to the Hoboken food
2 pantry and the Hoboken public library, ever present
3 in all of our events with the DJ services. Really
4 thankful to Community Lifestyles and Amazing Truth
5 Society as well that serve our community and our
6 kids, TRUE Mentors as well, really, really thankful
7 for them for their commitment and love to our
8 community.

9 I don't want to leave out Ruben Ramos,
10 he's been amazing. All of our trips, Atlantic City
11 and our field trips that we do with our families, he
12 provides transportation, so I'm really thankful for
13 that. I want to thank Michael for always being
14 present at our Christopher Columbus, remember, we
15 also own Christopher Columbus, that's also our
16 family over there. So Michael is always present at
17 our barbecue summer events and also our Thanksgiving
18 and Christmas celebration. And thank you for the TV
19 that he has donated, and I haven't bought it yet. I
20 will get that TV, we'll get it installed.

21 COMMISSIONER RUSSO: I wish my wife was
22 that way, by the way.

23 MR. PEREZ: And thank you. We already
24 have Wi-Fi at that location and residents are
25 excited to be able to use it a little bit more so

1 that way they can have their movie time.

2 So I also am thankful to Phil Cohen.
3 As you know, we have been celebrating our holidays
4 luncheon at Monroe and Adams. Today we finished
5 Adams, right. Tomorrow is actually, instead of a
6 luncheon, we're having a dinner, and the reason
7 we're having a dinner is because our Councilman Phil
8 Cohen has sponsored a live band, so the music starts
9 at 6:00 p.m. So, please, come enjoy the dinner,
10 5:00 o'clock, and then stay for the music from 6:00
11 to 8:00 p.m. So we're going to have a great time
12 tomorrow.

13 I'm really thankful for everything that
14 we have been able to accomplish this year. I'm
15 excited for what 2024 holds for us, and I want to
16 invite everyone as we close the year to our winter
17 wonderland, which stars at 4:00 p.m. on Saturday.
18 So please join us, let us have fun. Hugs and kisses
19 to everyone, much love. God bless you.

20 EXECUTIVE DIRECTOR RECKO: Thank you,
21 Daniel.

22 (Applause.)

23 COMMISSIONER FORBES: Could I just say
24 one thing, guys. I just want to give a big shout
25 out to Michael, Phil Cohen, and Ruben Ramos for

1 really taking the time and making the holiday
2 special for our residents. You know, they don't
3 have to do it, but they do do it, and I just wanted
4 to thank you for you guys because you guys are
5 lifelong Hobokeners and you really care about the
6 community. So thank you, from a B and R to other B
7 and R's, thank you very much for that.

8 COMMISSIONER RUSSO: Thanks, Rev.

9 EXECUTIVE DIRECTOR RECKO: So in
10 closing for my reports, again, I wish you all
11 health, love, and clarity in -- over the holidays
12 and in the new year.

13 COMMISSIONER RUSSO: Thank you.

14 EXECUTIVE DIRECTOR RECKO: That
15 concludes my report.

16 CHAIRWOMAN REYES: Director, before we
17 go on, I just had a few comments about your report.

18 EXECUTIVE DIRECTOR RECKO: Yes.

19 CHAIRWOMAN REYES: So I was actually at
20 one of the resident meetings that you had with the
21 residents, and I received the HOTMA PowerPoint that
22 was presented, which I think is very useful as a
23 resident. I honestly feel that it should be given
24 to every resident, that it should be distributed.
25 When you guys get it, you guys will understand.

1 Corinne did an amazing job
2 consolidating the information to where the residents
3 will be able to understand it. Because I know that
4 Frank mentioned it at the meeting, the book was so
5 big, and we probably would have -- the residents
6 probably would have never been able to understand
7 it. So thank you, Corinne, thank you, Frank, for
8 doing the presentation.

9 My second comment was about the
10 parking, I know that was also brought up at the
11 meeting. And Frank made a great point, that when we
12 sent out the letters for the parking it was never
13 said that the tickets that they have or the stickers
14 that they currently have on their cars will no
15 longer be valid. So people thought that because
16 they had that sticker, they didn't have to go back
17 and reregister. And it's a point, they make a
18 point, it's valid. So I think we need to do better
19 before next time, I guess.

20 But I also feel that enough is enough,
21 because now I think everybody knows that, even if
22 you have a car registered, that you need to go get a
23 new sticker, and we should really be towing
24 individuals again. The parking lots are just -- I
25 know behind my building it's consistent, more at

1 night than during the day because they know that the
2 staff is there, but where vehicles just go back
3 there and park, and they don't belong in the Housing
4 Authority, or they don't have stickers. So I think
5 that once this is out, the information is out to the
6 residents, it will be -- and the clarification that
7 even if you have a sticker you have to get a new
8 one, it will be easier.

9 I also had several complaints this week
10 about 501 Marshall Drive, the hanging outs, the
11 smoking in the hallways --

12 EXECUTIVE DIRECTOR RECKO: Yes.

13 CHAIRWOMAN REYES: -- and so forth. I
14 don't know if you guys were made aware of that.

15 EXECUTIVE DIRECTOR RECKO: We are.

16 CHAIRWOMAN REYES: So I just hope that,
17 you know, that we work on that and do try to find a
18 solution because it's not fair to hard-working
19 families that are coming home, trying to get into
20 their apartment, and they have to go through a cloud
21 of smoke. I know I dealt with it for many years
22 when I lived in 311 Harrison. I guess it's
23 happening down the other end now. So if we can, you
24 know, tackle that, that would be great.

25 The painting project, as I stated

1 before, it's amazing, they're doing an amazing job.
2 I watched those men do 220 Harrison and they worked
3 very hard. I just ask, as a resident, I know we
4 always throw the blame at the Housing Authority, but
5 I think as residents we need to also start taking
6 accountability. So they're painting the buildings,
7 let's do better at keeping it clean. You know, I
8 witnessed in my building the same day or the next
9 day they scuffed the wall, and it was frustrating to
10 me, and I didn't do the job.

11 So, you know, I just want to say that
12 the residents as well have to do better. This is
13 where we live. We complain about how it looks, we
14 have to do better to keep it when they're trying to
15 make it better for us. And, again, this is not the
16 solution to all the problems that we're having, but
17 they're trying to do better for us, so let's do
18 better.

19 And, lastly, the trash, I know over by
20 where I was I barely complained about the rats, but
21 it is getting out of control, like, literally it's
22 worse than it was a few months ago. So I'm glad to
23 hear that we are working with the City to curb this
24 problem because they just don't care. Them things
25 are all over the place when you're coming out. And

1 where I live, I live all the way in the back, so
2 it's like playing hopscotch to get out of there,
3 so...

4 EXECUTIVE DIRECTOR RECKO: That's
5 awful.

6 CHAIRWOMAN REYES: I know if I'm going
7 through it, many of the other residents are, so it's
8 good to know that we're working on it to get the
9 issue resolved.

10 Thank you.

11 COMMISSIONER RUSSO: Thank you.

12 EXECUTIVE DIRECTOR RECKO: Thank you.

13 CHAIRWOMAN REYES: Anything else?

14 COMMISSIONER SANFORD: I have some
15 comments --

16 CHAIRWOMAN REYES: Sure.

17 COMMISSIONER SANFORD: -- on the
18 Director's report.

19 Referring to the housing, Hoboken
20 Housing Forward update and the potential of Council,
21 City Council to vote on it at the December 20th
22 meeting. In the capacity of a public official of
23 the City of Hoboken and as a Hoboken Housing
24 Authority Commissioner, it is this Commissioner's
25 duty to present a formal recommendation to the

1 Hoboken City Council warning the counsel to reject a
2 resolution, the ordinance B-611, approval of the HHA
3 Redevelopment Plan.

4 The resolution in its current form is
5 not in the best interests of the Public Housing
6 Authority and its residents. As the mayor's
7 appointee to the HHA Board, it is my duty to protect
8 the HHA, its residents, and perform oversight in a
9 federally funded organization.

10 It has come to the attention of this
11 public official that the mayor, the City Council,
12 and the general public is being intentionally misled
13 regarding that resolution to approve Ordinance
14 B-611, approval of the HHA Redevelopment Plan.

15 This HHA commissioner strongly
16 recommends that the resolution be voted down and a
17 full internal investigation commence to address
18 allegations of conflicts of interest and the
19 appearance of impropriety. This Commissioner
20 possesses evidence of alleged misconduct directly
21 connected to Ordinance B-611; however, the HHA Board
22 recently took the unprecedented action on
23 November 9, 2023, to pass resolution 2023-11.05, a
24 resolution of the Housing Authority of the City of
25 Hoboken to adopt a policy on public discussion of

1 closed session deliberations.

2 The transfer effect of this policy is
3 to prevent this Commissioner from sharing vital
4 information with the Mayor, City Council, and law
5 enforcement. In fact, this Commissioner was
6 threatened with retaliatory action, reprimand, and
7 possible removal from the HHA Board if this
8 Commissioner shared information without the approval
9 of the HHA Board.

10 Therefore, this Commissioner is warning
11 the Hoboken City Council not to approve the HHA
12 Redevelopment Plan. Voting down Hoboken Ordinance
13 B-611 is the best interest of the Public Housing
14 Authority of the city of Hoboken and the general
15 public. This recommendation was sent on
16 November 13, 2023, with the concurring,
17 corresponding resolution -- or, excuse me,
18 recommendation to the Mayor of Hoboken, that should
19 the City Council approve the redevelopment plan,
20 that the mayor exercise their veto authority.

21 If this is, indeed, going before the
22 City Council on December 20th, this Commissioner
23 will again recommend, make the same recommendations
24 to the City Council and to the Mayor. This idea
25 that the -- there is unanimity on this, I was not

1 able to speak to the Planning Board, and I will be
2 reaching out to the Planning Board regarding their
3 December 12th vote.

4 Thank you.

5 CHAIRWOMAN REYES: Thank you,
6 Commissioner Sanford.

7 Does anyone have any comments, any
8 further comments, discussion? No?

9 I would just like to put on the record
10 that, as the Chairwoman of this Board, we have not
11 passed any resolutions against any specific
12 Commissioner here. I just want to make sure that
13 everyone understands that any policies that have
14 been created is for every single Commissioner here.
15 So I just want to make sure that that's on the
16 record. Thank you very much, and it's --

17 COMMISSIONER RUSSO: Madam Chair, could
18 I ask a question to our counsel? It's my
19 understanding that anything that may constitute a
20 crime in closed session would be subject to being
21 brought before any law enforcement or anything.

22 We still have that ability to do that,
23 correct?

24 ATTORNEY M. FITZPATRICK: That's
25 correct.

1 COMMISSIONER RUSSO: There's nothing
2 that would prohibit us --

3 (Simultaneous crosstalk.)

4 ATTORNEY M. FITZPATRICK: That's
5 correct.

6 COMMISSIONER RUSSO: There's no
7 resolution by this body, there's no way we could
8 kind of stop somebody from speaking when it comes to
9 a crime. That could be reported to any law
10 enforcement at any time whether it's open session or
11 closed session.

12 Is that correct?

13 ATTORNEY M. FITZPATRICK: Correct.

14 COMMISSIONER RUSSO: Okay. I just
15 wanted to make sure.

16 CHAIRWOMAN REYES: Thank you. So
17 without any further questions, comments, can we move
18 to the resolutions?

19 COMMISSIONER SANFORD: I'd just to make
20 one further comment. These recommendations were
21 made to the City Council and to the Mayor
22 approximately one month ago, and it is this
23 Commissioner's experience that no one from the
24 Mayor's office, no one from the City Council, and no
25 one from law enforcement has contacted this

1 Commissioner regarding these inter-city memos of
2 recommendation against approving the redevelopment
3 plan.

4 COMMISSIONER RUSSO: I would just
5 add -- I would just add it's probably because those
6 recommendations are baseless.

7 COMMISSIONER SANFORD: If these
8 recommendations are baseless, then --

9 (Simultaneous crosstalk.)

10 COMMISSIONER RUSSO: At least the way
11 it was presented to us.

12 COMMISSIONER SANFORD: If these
13 recommendations were baseless, then why didn't the
14 City Council approve Ordinance B-611 at their
15 November 13th meeting, Councilman?

16 CHAIRWOMAN REYES: Would you like to --
17 (Simultaneous crosstalk.)

18 COMMISSIONER SEITZMAN: You want to
19 explain it?

20 COMMISSIONER RUSSO: Ordinance -- what
21 was the ordinance that you referenced?

22 COMMISSIONER SANFORD: I made a
23 recommendation --

24 COMMISSIONER RUSSO: Yeah, no no no. I
25 didn't ask you about your recommendation. I asked

1 you about --

2 COMMISSIONER SANFORD: The City

3 Council --

4 COMMISSIONER RUSSO: -- the ordinance.

5 COMMISSIONER SANFORD: -- followed my
6 recommendation.

7 COURT STENOGRAPHER: Wait a second.

8 Wait a second. Can he just finish?

9 CHAIRWOMAN REYES: One at a time.

10 COURT STENOGRAPHER: He asked a
11 question. I'm trying to clarify the question.

12 COMMISSIONER SANFORD: Yes.

13 COMMISSIONER RUSSO: What was the
14 ordinance that you referenced, was that the plan for
15 the redevelopment zone?

16 COMMISSIONER SANFORD: Ordinance B-611,
17 approval of the HHA Redevelopment Plan.

18 COMMISSIONER RUSSO: Correct. That was
19 approved on first reading at our last meeting.

20 COMMISSIONER SANFORD: That was
21 approved at first reading --

22 COMMISSIONER RUSSO: Because there were
23 minor changes that had to be made.

24 COMMISSIONER SANFORD: But on -- when
25 it was put before the City Council for a second

1 reading --

2 COMMISSIONER RUSSO: Correct. There
3 were minor -- so -- so -- so you understand
4 government for a second, right? So when the City
5 Council has an ordinance, not a resolution, an
6 ordinance before it, there's two -- actually,
7 technically there's three. There's a first reading,
8 a second reading, and a final reading. The City is
9 allowed to do the second and final reading together,
10 and that's the way we kind of proceed when it comes
11 to the procedural vote for an ordinance.

12 Once that's passed on first reading, it
13 then moves to a public hearing, and then a second
14 and final reading at the next meeting. When there
15 is a change that has to happen, if there is a
16 substantive change to that, it has to revert back to
17 a first reading.

18 So in the body of the ordinance there
19 were some changes that had to be made, so it was
20 brought back under first reading, that was then
21 voted for, and now the second reading and final
22 reading will be at our next meeting on the 20th. So
23 I hope that explains the procedure.

24 COMMISSIONER SANFORD: So you mean
25 this -- this item was on the agenda for the -- a

1 second reading --

2 COMMISSIONER RUSSO: Correct.

3 COMMISSIONER SANFORD: -- on
4 November 13th. I made a recommendation to the City
5 Council, and apparently the City Council followed
6 that recommendation.

7 COMMISSIONER RUSSO: No, absolutely
8 not.

9 EXECUTIVE DIRECTOR RECKO: That's not
10 through --

11 COMMISSIONER SANFORD: Because they did
12 not --

13 COMMISSIONER RUSSO: That is not true.

14 COMMISSIONER SANFORD: -- they pulled
15 it off the --

16 (Simultaneous crosstalk.)

17 COMMISSIONER RUSSO: Commissioner, you
18 may think that your words and your recommendation
19 had that much authority and influence. I could
20 assure you as one of those Council members, it
21 absolutely did not. It had nothing to do with your
22 recommendation, and it had everything to do with a
23 change that had to occur between first reading and
24 second reading, and once that happens, it triggers
25 to return to first reading so that we're in

1 compliance with the law. It had nothing to do with
2 any recommendation from anybody, particularly about
3 this plan.

4 COMMISSIONER SANFORD: That doesn't --
5 it doesn't seem like that from where I'm sitting.

6 CHAIRWOMAN REYES: That's great.

7 COMMISSIONER RUSSO: We all have our
8 own delusions. I understand that.

9 COMMISSIONER SANFORD: Fine. Listen --

10 COMMISSIONER IMPASTATO: The Director's
11 report.

12 CHAIRWOMAN REYES: I'm sorry?

13 COMMISSIONER SANFORD: No one has
14 approached me as follow-up to any of these
15 recommendations?

16 CHAIRWOMAN REYES: But, Commissioner
17 Sanford --

18 COMMISSIONER RUSSO: Probably because
19 no one wants to. Because your --

20 (Simultaneous crosstalk.)

21 COMMISSIONER SANFORD: I agree. No one
22 does want to.

23 COMMISSIONER RUSSO: -- because your
24 baseless accusations continue to plague not only
25 this Board, but now you're trying to plague the City

1 Council in its duty to perform.

2 COMMISSIONER SANFORD: Warning the City
3 Council is plaguing you?

4 COMMISSIONER RUSSO: You see it as a
5 warning. Most people see it as nonsense.

6 COMMISSIONER SANFORD: Why is it
7 nonsense? Why is it baseless?

8 COMMISSIONER RUSSO: Because it's
9 baseless. You have no proof, you haven't presented
10 any proof. You write a letter saying it's my
11 recommendation that you shouldn't do this, and you
12 provide no one with proof of anything.

13 COMMISSIONER SANFORD: I would love to
14 provide proof, but you guys prevented me from
15 doing --

16 CHAIRWOMAN REYES: That's not true,
17 Commissioner Sanford --

18 (Simultaneous crosstalk.)

19 COMMISSIONER SANFORD: It's absolutely
20 true --

21 COMMISSIONER RUSSO: The next thing you
22 should go to the Prosecutor's --

23 CHAIRWOMAN REYES: Let me put -- both.

24 COMMISSIONER RUSSO: You should go to
25 the Prosecutor's office, you should go to the chief

1 of police, you should go to the state police, you
2 should go to the federal government, and you should
3 make all those claims that you'd like to make. And
4 when you sign those complaints, when you sign all of
5 those complaints, always remember, always remember
6 it's a crime to falsify a complaint.

7 Don't forget that.

8 COMMISSIONER SANFORD: It's also a
9 crime to commit a crime --

10 CHAIRWOMAN REYES: I think we all know
11 that.

12 COMMISSIONER SANFORD: -- like
13 soliciting money from employees.

14 CHAIRWOMAN REYES: Okay. If there's no
15 further discussion, I think we could move forward.
16 Again, as Councilman Russo and this Board says, any
17 information that you have that you feel that needs
18 to be brought to the authorities, you are free to do
19 so, we have never stopped you from doing so. So,
20 please, if you have that information, I think we
21 would greatly appreciate it if you present it to law
22 enforcement and have law enforcement contact the
23 Housing Authority, the director, the Commissioners,
24 whomever -- our lawyers, whoever they need to
25 contact, and we will move forward and transparently

1 with the residents of the Housing Authority on any
2 such accusations.

3 So at this point I would like to begin
4 our resolutions --

5 COMMISSIONER SANFORD: What you said is
6 completely untrue.

7 CHAIRWOMAN REYES: That's --

8 COMMISSIONER SANFORD: This Board and
9 the Director and members of his staff have actively
10 prevented me from obtaining information relevant to
11 going -- before going to a relevant authority, to
12 law enforcement.

13 CHAIRWOMAN REYES: You don't have any
14 evidence.

15 COMMISSIONER SANFORD: Documents have
16 been withheld.

17 CHAIRWOMAN REYES: So you just stated
18 you have no evidence. You need to obtain the
19 evidence --

20 COMMISSIONER SANFORD: I did not state
21 that.

22 CHAIRWOMAN REYES: -- in order to
23 provide it.

24 COMMISSIONER SANFORD: I did not state
25 that.

1 CHAIRWOMAN REYES: Okay. Okay.

2 Perfect.

3 COMMISSIONER SANFORD: I do have
4 evidence.

5 CHAIRWOMAN REYES: Okay. Great.

6 COMMISSIONER SANFORD: You don't want
7 hear my evidence.

8 CHAIRWOMAN REYES: We gave you an
9 opportunity to do that during closed session.
10 Nothing was presented to us that should have not
11 been in public portion, which is why tonight we have
12 a resolution to make that closed session public.

13 And, again, if there's no further
14 discussion, I would like to move on to our
15 resolutions.

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1 RESOLUTION 2023-12.01
2 CHAIRWOMAN REYES: So
3 Resolution No. 2023-12.01.
4 A Resolution of the Housing Authority
5 of the city of Hoboken to approve the meeting
6 minutes for November 9, 2023, regular Board meeting.
7 COMMISSIONER SEITZMAN: Motion.
8 COMMISSIONER RUSSO: Second.
9 COMMISSIONER IMPASTATO: Second.
10 CHAIRWOMAN REYES: Director?
11 EXECUTIVE DIRECTOR RECKO: Anthony
12 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: Yes.
25 EXECUTIVE DIRECTOR RECKO: James

1 Sanford?

2 COMMISSIONER SANFORD: No.

3 EXECUTIVE DIRECTOR RECKO: Erica

4 Seitzman?

5 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-12.02

2 CHAIRWOMAN REYES: Resolution
3 No. 2023-12.02. A resolution of the Housing
4 Authority of the City of Hoboken to make public the
5 portion of the October 2023 regular meeting that
6 occurred in closed session.

7 COMMISSIONER SEITZMAN: Motion.

8 COMMISSIONER RUSSO: Second.

9 CHAIRWOMAN REYES: Questions?
10 Concerns?

11 COMMISSIONER SANFORD: Yes. So at the
12 last meeting, you proposed a resolution to restrict
13 what could be said about private sessions, closed
14 sessions, and now you want to make public a portion
15 of one closed session.

16 CHAIRWOMAN REYES: Correct.

17 COMMISSIONER SANFORD: Is that correct?

18 CHAIRWOMAN REYES: That's correct, but
19 I can refer to Matt to explain why this is being
20 made public. No, you asked the question, and I
21 want -- like I said, yes, this is the resolution
22 and --

23 COMMISSIONER SANFORD: I'm listening.

24 CHAIRWOMAN REYES: -- I refer to Matt
25 to actually state why it should be made public.

1 ATTORNEY M. FITZPATRICK: This
2 resolution was prepared at our recommendation that
3 if you recall when we went into closed, the Board
4 went into closed session back in October. Based on
5 the preliminary discussion upon entering closed
6 session, we made a recommendation, which the Board
7 then agreed with, that the discussion probably did
8 not meet one of the exceptions to enter into closed
9 session, and it would be appropriate at that point
10 to leave closed session and return to open session.

11 So there was a motion, there was a
12 second, we returned to closed session and we
13 proceeded. So at that point there was nothing that
14 was discussed in closed session in my eyes that
15 constituted one of the exceptions for a closed
16 session. And the resolutions that the Authority
17 passes to go into closed session always state that
18 when and if it becomes appropriate to make public
19 that portion of the transcript, the Housing
20 Authority will do so. So the recommendation here
21 was that the Board do so, that's why this resolution
22 is here before you tonight.

23 COMMISSIONER RUSSO: And this is not a
24 portion of that. This is the entire closed session.

25 ATTORNEY M. FITZPATRICK: This is the

1 entire -- the portion of the meeting --

2 (Simultaneous crosstalk.)

3 COMMISSIONER RUSSO: Correct.

4 ATTORNEY M. FITZPATRICK: -- which is
5 the entire closed session.

6 COMMISSIONER RUSSO: I just wanted to
7 clarify.

8 COMMISSIONER SANFORD: Yeah.

9 So at the last night's meeting -- last
10 month's meeting, you created an issue by blanketly
11 making sure that none of the Commissioners could
12 speak about closed sessions, but now you've gone
13 back and said you want to release this one closed
14 session.

15 CHAIRWOMAN REYES: Did you understand
16 what the lawyer stated?

17 COMMISSIONER SANFORD: Yes.

18 CHAIRWOMAN REYES: He stated that --

19 (Simultaneous crosstalk.)

20 COMMISSIONER SANFORD: Did you
21 understand my question?

22 CHAIRWOMAN REYES: Yes, I did
23 understand your question, and he stated the reason
24 we are bringing it to the public was because the
25 reason we went into a closed session was you stated

1 that you had all this evidence about the Director's
2 wrongdoing, we went into public portion, and you did
3 not show or bring any evidence forward about your
4 accusations that you made in public. So, at that
5 point, correct, correct me if I'm wrong --

6 COMMISSIONER SANFORD: You are wrong.

7 CHAIRWOMAN REYES: -- any of these
8 Commissioners that were here --

9 COMMISSIONER SEITZMAN: No.

10 CHAIRWOMAN REYES: -- when we went into
11 closed session, nothing that you stated in public
12 was collaborated or any information was provided to
13 anyone in this -- in this Board that felt that you
14 had any evidence, and if I'm not -- if I'm wrong, I
15 believe Mr. Impastato stated at that point can we go
16 back into public session, it was voted on, and we
17 went back into public session.

18 So do you understand now?

19 ATTORNEY M. FITZPATRICK: And if I may,
20 Madam Chair.

21 COMMISSIONER SANFORD: You are wrong.

22 CHAIRWOMAN REYES: Thank you. I'm not
23 wrong. Maybe you should read your minutes.

24 ATTORNEY M. FITZPATRICK: This
25 resolution is completely consistent with the policy

1 adopted last month in that the policy said that any
2 portion of a closed session discussion that would be
3 made public, that decision would have to be made by
4 the Authority Board as a whole.

5 CHAIRWOMAN REYES: Correct --

6 ATTORNEY M. FITZPATRICK: That's why --
7 (Simultaneous crosstalk.)

8 CHAIRWOMAN REYES: And that's how we're
9 doing it.

10 ATTORNEY M. FITZPATRICK: That's why
11 this resolution is before you.

12 COMMISSIONER SANFORD: The policy
13 should not go -- not go forward.

14 COURT STENOGRAPHER: Hang on. Hang on.

15 COMMISSIONER RUSSO: Could I make a
16 plan? Could I ask a question quickly?

17 So I just want to make sure that all my
18 colleagues on the Commission here understand why and
19 what the purpose of a closed session is.

20 So it's my understanding, and please
21 correct me if I'm wrong, that it's one of those
22 things that when we go into closed session, that
23 time that we speak is held in confidence up until
24 the point where it's no longer needed. For example,
25 a contract negotiation. Once the contract is voted

1 on, the Board acts, then that closed session could
2 come -- could become public. People could read what
3 happened in that closed session. That happens with
4 every closed session. Am I correct? Once there's
5 no longer a need to keep that private, it is made
6 public.

7 Is that correct?

8 ATTORNEY M. FITZPATRICK: That's
9 correct. Sometimes there is an argument and there
10 is a position that certain negotiations will never
11 become -- it will never be appropriate for them to
12 become part of the public record.

13 COMMISSIONER RUSSO: Right. And is
14 that -- is that a common thing or is that less
15 common?

16 ATTORNEY M. FITZPATRICK: I would say
17 it's equally common.

18 COMMISSIONER RUSSO: Okay.

19 ATTORNEY M. FITZPATRICK: And that will
20 be essentially the role of the Authority in the
21 future, to consider closed sessions and whether or
22 not it's appropriate to make them public.

23 COMMISSIONER RUSSO: Right.

24 ATTORNEY M. FITZPATRICK: And this one,
25 I think it's quite clear that there was nothing

1 discussed in closed session that should not be made
2 public.

3 COMMISSIONER RUSSO: So the appropriate
4 action would then make it public so that other
5 people could hear what happened in that closed
6 session.

7 ATTORNEY M. FITZPATRICK: Correct.

8 COMMISSIONER RUSSO: Okay. I just
9 wanted -- I just wanted to make sure that --

10 CHAIRWOMAN REYES: Thank you.

11 COMMISSIONER RUSSO: -- I understand it
12 correctly and that my colleagues here understand
13 that correctly.

14 COMMISSIONER SANFORD: The resolution
15 that was approved at the last meeting was the first
16 of its kind, it does not exist anywhere in the State
17 of New Jersey at any other Housing Authority.

18 CHAIRWOMAN REYES: And that's fine --

19 (Simultaneous crosstalk.)

20 COMMISSIONER SANFORD: This housing
21 authority --

22 (Simultaneous crosstalk.)

23 CHAIRWOMAN REYES: -- we have the
24 ability to make those policies.

25 (Simultaneous crosstalk.)

1 COMMISSIONER SANFORD: -- created a
2 problem so that it could manipulate a public record.

3 CHAIRWOMAN REYES: That's your opinion
4 of it, but as a Board we have the right to make new
5 policies. If we feel that it's going to make this
6 Board work more effectively, we have the right. And
7 if we are able to all together make these, we would
8 hope that you would be on our side, but most of the
9 time you vote no. So, again, like I stated before,
10 I'm sorry you feel that way about the last
11 resolution.

12 COMMISSIONER SANFORD: I do not feel
13 that way.

14 CHAIRWOMAN REYES: No, you do.

15 COMMISSIONER SANFORD: I think that
16 way.

17 CHAIRWOMAN REYES: Exactly. That's
18 your thoughts. Your thoughts, same thing.

19 COMMISSIONER SANFORD: This is a
20 blatant an attempt to manipulate what information is
21 part of the public record and what information --

22 CHAIRWOMAN REYES: It's not.

23 COMMISSIONER SANFORD: -- is not part
24 of the public record.

25 CHAIRWOMAN REYES: It's not, and we are

1 taking -- we are making sure that everything we do
2 is within our legal rights. We have been -- we
3 actually, again, this was at the recommendation of
4 our lawyers, and we felt -- or I felt, as the
5 Chairwoman, that it was something that we should
6 actually make a resolution to make it public.

7 As a resident, I think it's always
8 important for us to be transparent, and I think at
9 that meeting when we went into closed session it
10 left the residents with the thought that there was
11 some wrongdoing, and the fact of the matter is that
12 no evidence and no information was provided to this
13 Board to actually back up what Mr. Sanford said
14 during that meeting.

15 So thank you very much.

16 COMMISSIONER SANFORD: So this is the
17 problem with your position, because by concealing
18 what has gone on in other closed sessions, I cannot
19 share that wrongdoing. Why not amend this
20 resolution to allow for all closed sessions for the
21 past 12 months to be open to the public?

22 COMMISSIONER RUSSO: Wait a minute,
23 wait a minute.

24 CHAIRWOMAN REYES: Okay.

25 COMMISSIONER RUSSO: I got a question

1 here.

2 CHAIRWOMAN REYES: Listen, I'm not
3 going back and forth with you on this any further.
4 I think we have --

5 (Simultaneous crosstalk.)

6 COMMISSIONER SANFORD: Then you can
7 stop and I'll keep talking.

8 CHAIRWOMAN REYES: I think we have
9 discussed it enough. Again, I'm sorry that you felt
10 that way. The same way you feel about this
11 resolution, I feel about every resolution that you
12 vote no for that benefits our residents. And that's
13 my opinion. But I don't sit here and take up
14 everybody's time for an hour to go over it with you.
15 So maybe when you change your mind, maybe we all
16 will change our mind.

17 Again, at this point, there's no
18 further discussion.

19 Director, if there's a motion and a
20 second, can we move forward with the --

21 COMMISSIONER IMPASTATO: Motion.

22 COMMISSIONER RUSSO: Second.

23 COMMISSIONER SANFORD: Wait a minute.

24 CHAIRWOMAN REYES: Thank you, Director.

25 COMMISSIONER SANFORD: I would like to

1 make a -- I would like to make a motion to amend
2 this resolution to open the closed sessions for the
3 past 12 months.

4 CHAIRWOMAN REYES: There's a motion on
5 the floor, am I correct, that states that we can
6 move forward with this.

7 Director, can you please call --

8 ATTORNEY M. FITZPATRICK: Well, so the
9 Commissioner has made a motion. It would be
10 appropriate --

11 (Simultaneous crosstalk.)

12 EXECUTIVE DIRECTOR RECKO: Right. For
13 a second.

14 ATTORNEY M. FITZPATRICK: To see if
15 there's a second.

16 EXECUTIVE DIRECTOR RECKO: Is there a
17 second to that motion?

18 CHAIRWOMAN REYES: There's not a
19 second.

20 Can we move forward with the first
21 motion?

22 ATTORNEY M. FITZPATRICK: So there is a
23 motion on the floor to adopt this resolution as is.

24 COMMISSIONER RUSSO: Call the vote.

25 EXECUTIVE DIRECTOR RECKO: Anthony

1 Forbes?

2 COMMISSIONER FORBES: Yes.

3 EXECUTIVE DIRECTOR RECKO: Andrew

4 Impastato.

5 COMMISSIONER IMPASTATO: Yes.

6 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

7 COMMISSIONER LEWIT: Yes.

8 EXECUTIVE DIRECTOR RECKO: Barbara

9 Reyes?

10 CHAIRWOMAN REYES: Yes.

11 EXECUTIVE DIRECTOR RECKO: Michael

12 Russo?

13 COMMISSIONER RUSSO: Aye.

14 EXECUTIVE DIRECTOR RECKO: James

15 Sanford?

16 COMMISSIONER SANFORD: Yes.

17 EXECUTIVE DIRECTOR RECKO: Erica

18 Seitzman?

19 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-12.03

2 CHAIRWOMAN REYES: Resolution

3 No. 2023-12.03.

4 A Resolution authorizing the payment of
5 monthly list of bills for the Hoboken Housing
6 Authority.

7 COMMISSIONER SEITZMAN: Motion.

8 COMMISSIONER RUSSO: Second.

9 EXECUTIVE DIRECTOR RECKO: Discussion?

10 CHAIRWOMAN REYES: Discussion?

11 COMMISSIONER IMPASTATO: Chairman, yeah
12 I have a question. For the monthly maintenance
13 expenses, we did some mold inspection. Did we get
14 any results back for that? Was there mold?

15 EXECUTIVE DIRECTOR RECKO: On this
16 particular one -- we do them on a regular basis.

17 Do you know, Sammy, is this just one,
18 or Emil?

19 MR. FERMAINT: It's just one.

20 MR. KOTHERITHARA: I'm trying to look
21 up which unit it was.

22 EXECUTIVE DIRECTOR RECKO: Sammy may
23 know.

24 MR. FERMAINT: We did --

25 MR. KOTHERITHARA: It was in November.

1 I'm trying to pull it up right now.

2 MR. FERMAINT: I think it was 310
3 Marshall Drive, if I'm correct.

4 MR. KOTHERITHARA: Yeah, yeah. That
5 sounds right, Sammy.

6 MR. FERMAINT: 310 Marshall Drive,
7 Apartment 4 apple. The results came back negative.

8 COMMISSIONER RUSSO: Negative.

9 MR. FERMAINT: Everything was clear.

10 COMMISSIONER RUSSO: That's always
11 good.

12 COMMISSIONER IMPASTATO: Has there
13 any -- has there been inspections done where mold
14 has been found in the last -- in 2023?

15 EXECUTIVE DIRECTOR RECKO: I think we
16 had one, didn't we?

17 MR. FERMAINT: One, one unit.

18 EXECUTIVE DIRECTOR RECKO: We have one
19 unit. And we moved them immediately.

20 MR. FERMAINT: Yeah.

21 COMMISSIONER IMPASTATO: Okay. Good.

22 COMMISSIONER RUSSO: Thanks.

23 COMMISSIONER IMPASTATO: Thank you.

24 MR. FERMAINT: You're welcome.

25 CHAIRWOMAN REYES: Director, when you

1 say that you moved them immediately, that's because
2 those tests came back positive?

3 EXECUTIVE DIRECTOR RECKO: Correct.

4 CHAIRWOMAN REYES: Correct.

5 So when you're going -- and I just want
6 to know for the residents because I know we're live
7 tonight and I'm pretty sure there's a lot of people
8 listening.

9 So if you state to your manager or even
10 maintenance, I have mold in my apartment, and they
11 go in and they test it and it comes back negative,
12 then what they do is they move forward with the
13 cleaning of it and making sure, correct, and
14 removing it?

15 EXECUTIVE DIRECTOR RECKO: Yes.

16 CHAIRWOMAN REYES: Is that correct?

17 EXECUTIVE DIRECTOR RECKO: Yeah, what
18 we've been doing normally, if there's mold in the
19 unit we immediately move the family so there's no
20 question. We don't want any question on mold. And
21 it happens so rarely. Now, some units do have some
22 mildew. Something like that can be easily taken
23 care of, and that's easily taken care of.

24 CHAIRWOMAN REYES: Okay.

25 EXECUTIVE DIRECTOR RECKO: If a unit

1 has issues that there's a lot of water behind the
2 walls, we take a look at it and we say we just can't
3 remediate this, this is something that's -- we've
4 got some pipes from we-don't-know-where that are
5 leaking that are going to keep that unit wet, let's
6 move you right away. So that's what we do.

7 COMMISSIONER IMPASTATO: So any
8 resident listening or watching, if they think they
9 have mold in their unit, what is the -- what's the
10 next step?

11 EXECUTIVE DIRECTOR RECKO: Contact your
12 manager. Our manager and our maintenance goes
13 outright away, takes a look at the unit.

14 COMMISSIONER IMPASTATO: Cool.

15 CHAIRWOMAN REYES: Can we please
16 minimize the conversations in the waiting area?

17 COMMISSIONER IMPASTATO: My next
18 comment is the -- under monthly, it's the Rosario's
19 at Willow Thanksgiving luncheons. What I've
20 noticed, and I got a request from a couple of
21 restaurants in Hoboken, but I do notice that the
22 same restaurants keep popping up on some of these
23 lists of bills, and I think it's a good stance for
24 our Housing Authority if we want our entire
25 community and to, like, embrace us, to maybe reach

1 out to different restaurants to give business to. I
2 don't know if that's -- nothing against Rosario's,
3 nothing against some of these other ones that are on
4 here, that are always on here. But, for example,
5 there is a restaurant that gives out free turkeys
6 to -- on Thanksgiving to a lot of our residents, and
7 I don't ever see them on this list of bills. So,
8 you know --

9 COMMISSIONER FORBES: That's Mario's,
10 that's Mario's.

11 COMMISSIONER IMPASTATO: Yeah, yeah. I
12 didn't want to mention the name but --

13 COMMISSIONER RUSSO: Give them a call.

14 COMMISSIONER IMPASTATO: Yeah.

15 COMMISSIONER FORBES: Come on, you have
16 to. I showed them up.

17 COMMISSIONER IMPASTATO: Yeah. So
18 that's, you know, I know it's a very easy process,
19 we just go back to the same, we submit the same
20 order, but if, I think it's Daniel, Daniel heads-up
21 that operation.

22 EXECUTIVE DIRECTOR RECKO: We'd be glad
23 o --

24 MR. PEREZ: Yes, Commissioner, please
25 share with me a list of businesses, I'll be happy to

1 work with them.

2 COMMISSIONER IMPASTATO: Yeah, and I
3 think a lot of businesses mentioned to me that
4 they'd be willing to work with us and give us deals
5 and --

6 MR. PEREZ: No no, yeah, the reason I
7 keep going back to these, you know, La Casa and
8 Rosario's is because they have been great in terms
9 of the services that have been provided, easy to
10 work with. I am happy to work with many other
11 businesses, you know, in Hoboken -- in the city of
12 Hoboken. So, please, share with me any businesses
13 out there. Please reach out to our main office, be
14 happy to work with them, you know, when it comes to
15 many of our activities and programs.

16 COMMISSIONER IMPASTATO: Cool. Thank
17 you. That's all I got. Thank you.

18 COMMISSIONER FORBES: If you need any
19 assistance in that area in terms of getting
20 different restaurants to help and sponsor, I have a
21 connection list that goes for days that provide food
22 for us at the shelter whenever we need it, so --

23 MR. PEREZ: Thank you.

24 COMMISSIONER FORBES: -- yeah, so
25 definitely reach out, definitely reach out Danny,

1 the capital funds on page 2 of the list of bills is
2 William J. Guarini for the replacement at AJG
3 payment app number 2, \$179,100. How did -- when
4 was -- when did we start using Mr. Guarini and what
5 services do they provide?

6 EXECUTIVE DIRECTOR RECKO: We started
7 to use them when they won the bid for this job.

8 COMMISSIONER SANFORD: Okay. And when
9 was that, what was the resolution?

10 EXECUTIVE DIRECTOR RECKO: I don't
11 know, we'd have to take a look, I don't have that.

12 MR. KOTHERITHARA: It was around about
13 February of 2023.

14 COMMISSIONER SANFORD: February of
15 2023.

16 MR. KOTHERITHARA: It's not an exact
17 date, I'm trying to pull that up right now. We
18 entered into a contract with William J. Guarini,
19 sorry, in January of 2023. So I would imagine, and
20 I could keep going back through my records, but I
21 believe this Board approved that contract at the
22 January meeting.

23 CHAIRWOMAN REYES: Thank you, Emil.

24 COMMISSIONER SANFORD: So possibly the
25 January Board meet or definitely the January Board

1 meeting?

2 MR. KOTHERITHARA: I would have to pull
3 up that packet. It could have been the December
4 Board meeting, but it was without a doubt prior to
5 that and not by much.

6 COMMISSIONER SANFORD: So this vendor
7 was taken by -- taken action through a resolution?

8 MR. KOTHERITHARA: Yes. That is
9 correct. That's certain.

10 COMMISSIONER SANFORD: So was there an
11 analysis performed by the procurement committee?

12 MR. KOTHERITHARA: No because it was a
13 sealed bid.

14 COMMISSIONER SANFORD: So it was a
15 sealed bid?

16 MR. KOTHERITHARA: Yeah, the resolution
17 number was 2023-01.05, so it was adopted by this
18 Board in January, on January 12, 2023.

19 COMMISSIONER SANFORD: January 12th.
20 So could you, could you just repeat that resolution
21 number?

22 MR. KOTHERITHARA: Yes, it was
23 2023-01.05. Resolution to award a contract for
24 Andrew Jackson Gardens boiler replacement.

25 COMMISSIONER SANFORD: Okay. And is

1 this vendor only performing services at Andrew
2 Jackson or have there been other resolutions for
3 this vendor or other sealed bids to provide services
4 at different locations?

5 MR. KOTHERITHARA: Yeah, this vendor
6 has won other contracts. There was a contract in
7 the past to replace 15 boilers, I believe that was
8 all through Andrew Jackson. This vendor did a sewer
9 line replacement at Adams Gardens.

10 COMMISSIONER SANFORD: So 15 boilers
11 and a sewer line replacement.

12 MR. KOTHERITHARA: Yup.

13 COMMISSIONER SANFORD: Were these all
14 sealed bids?

15 MR. KOTHERITHARA: Yes.

16 COMMISSIONER SANFORD: Can you remind
17 me and maybe the public, how does a sealed bid work?

18 MR. KOTHERITHARA: I can give you a
19 brief synopsis, and if I'm not speaking correctly,
20 please, counsel, correct me, but we identify the
21 needs of the Authority, we work with our engineering
22 firm to develop specifications, we put together an
23 invitation to bid, we go out for a minimum of 20
24 days, we accept bids. If the bids are responsive
25 and responsible, we present it to the Board for

1 award.

2 EXECUTIVE DIRECTOR RECKO: After legal
3 review.

4 MR. KOTHERITHARA: Yes, after legal
5 review.

6 COMMISSIONER SANFORD: So legal
7 presumably reviewed these sealed bids is that
8 correct, Matt?

9 ATTORNEY M. FITZPATRICK: I would have
10 to double-check but --

11 COMMISSIONER SANFORD: Okay.

12 ATTORNEY M. FITZPATRICK: -- I assume,
13 Emil, that we reviewed them and provided an opinion.

14 EXECUTIVE DIRECTOR RECKO: And that's
15 standard operating procedure for us.

16 COMMISSIONER SANFORD: Okay.

17 CHAIRWOMAN REYES: Thank you.

18 COMMISSIONER SANFORD: So, Counsel, can
19 you help me to understand what occurs during a
20 review by counsel of a sealed bid?

21 ATTORNEY M. FITZPATRICK: Sure.
22 Traditionally what the Authority will do is they
23 will provide us with the apparent low bid and ask us
24 to review it to make sure it is responsive to the
25 invitation to bid. So what that will entail is we

1 will take the bid package, the invitation to bid,
2 and there are certain mandatory items that need to
3 be provided with every bid that if they are not
4 provided there's automatically a rejection.
5 Coincidentally, you have something along those lines
6 before you tonight for a rejection because something
7 mandatory was missing.

8 And then there are certain things that
9 are curable defects, where if the Housing Authority
10 didn't require them at the time of bid, can be
11 provided after the time of bid but prior to the time
12 of award. And very rarely will there be something
13 that the Authority hasn't reviewed where the
14 Authority will make an award conditioned upon
15 receipt and approval by the Authority of that
16 missing item. And that is usually something, a HUD
17 standard form, essentially, if it isn't provided,
18 the Housing Authority will require that it's
19 provided, the Authority reviews it, and the
20 Authority approves it.

21 COMMISSIONER SANFORD: So you receive
22 the lowest bid or all of the bids?

23 ATTORNEY M. FITZPATRICK: Typically
24 we're provided with the low bid.

25 COMMISSIONER SANFORD: The low bid. So

1 just one of the respondents.

2 ATTORNEY M. FITZPATRICK: The apparent
3 low bid, yes, correct.

4 COMMISSIONER SANFORD: Okay. And after
5 receiving -- so who provides that, is that the
6 director?

7 ATTORNEY M. FITZPATRICK: It's
8 typically Emil.

9 COMMISSIONER SANFORD: Emil, okay. And
10 when you review that apparent low bid, are you just
11 reviewing the bid packet where -- that's responsive
12 to the bid, or are there any other due diligence
13 acts that you perform on the vendor?

14 ATTORNEY M. FITZPATRICK: Typically,
15 the majority of our review is to review the bid
16 itself to make sure that it complies with all the
17 requirements of the invitation to bid and the bid
18 package, and then we perform a check of the state's
19 debarment system to confirm that the apparent low
20 bidder is not listed, is not debarred by the State
21 of New Jersey.

22 COMMISSIONER SANFORD: Okay. Could you
23 explain that first part again? So you said you
24 checked the debarment system, but you also do -- you
25 also do what first?

1 ATTORNEY M. FITZPATRICK: So we will
2 review the bid to make sure it complies with the
3 invitation to bid and the bid package in every --

4 COMMISSIONER SANFORD: Okay.

5 ATTORNEY M. FITZPATRICK: -- bid
6 package, there's a bid submission checklist. As I
7 said, there are certain items that are required by
8 the State of New Jersey, so that's always the first
9 thing we do. If any of those items is not
10 required -- or is not provided, we'll go back to the
11 Authority and say this is not provided, for that
12 reason you have to reject the low bid. That does
13 happen occasionally, not very often. And then after
14 that I will usually review the other nonmandatory
15 items to make sure that they are received and
16 approved by the Authority prior to execution of the
17 contract.

18 COMMISSIONER SANFORD: So for my
19 edification, and also the public, how does the
20 sealed bid process that you just described differ
21 from the activities of the procurement committee?

22 ATTORNEY M. FITZPATRICK: I mean,
23 typically, I think what you're getting at is how
24 does it compare to the RFP process, and in that case
25 there are certain procurement items that are

1 required to be bid, and then there are certain
2 things, for example, professional services, you have
3 some of those before you tonight, your fee
4 accountant, your risk management, your general
5 engineering firm, which do in have to be bid. They
6 are subject to a different process, the RFP process,
7 where the proposers submit proposals, and there are
8 valuation criteria.

9 In the case of a sealed bid there is no
10 evaluation criteria. If the bid is responsible and
11 responsive, then you must take the low bid.

12 COMMISSIONER SANFORD: So a sealed bid
13 has no evaluation criteria?

14 ATTORNEY M. FITZPATRICK: Correct.

15 COMMISSIONER SANFORD: All right. And
16 there is no RFP process associated with a sealed
17 bid?

18 ATTORNEY M. FITZPATRICK: Correct.

19 COMMISSIONER SANFORD: Okay. So can
20 you help me to understand why \$179,000 line item was
21 not subject to the RFP process? Is that --

22 ATTORNEY M. FITZPATRICK: Because it's
23 subject to a more rigorous process, which is the
24 public bid, public sealed bid process.

25 COMMISSIONER SANFORD: So the sealed

1 build is more rigorous is what you're saying?

2 ATTORNEY M. FITZPATRICK: Correct.

3 COMMISSIONER SANFORD: Okay. So within
4 that more rigorous process, what evaluation was done
5 on the political contributions of this particular
6 vendor?

7 CHAIRWOMAN REYES: Oh, God.

8 ATTORNEY M. FITZPATRICK: I would have
9 to look at that procurement to refresh my
10 recollection.

11 COMMISSIONER SANFORD: Is it --

12 ATTORNEY M. FITZPATRICK: Typically --

13 COMMISSIONER SANFORD: Oh, please go
14 ahead.

15 ATTORNEY M. FITZPATRICK: Typically,
16 our office will confirm that the political
17 contribution disclosure was submitted and will
18 review to see if there's anything that at first
19 glance appears significantly out of line, which
20 based on the fact that we provided an opinion in
21 this case, I can tell you that there was nothing
22 that appeared significantly out of line.

23 COMMISSIONER SANFORD: Understood. So
24 the reason I ask is that when I was on the
25 procurement committee and we did do RFP processes,

1 there was, exactly as you mentioned, a disclosure of
2 political contributions that went with certain
3 vendors. And I would like to request the political
4 disclosures for this particular vendor for this item
5 that appears on the current list of bills and the
6 other contracts mentioned by Emil for the other
7 sealed bids.

8 ATTORNEY M. FITZPATRICK: That request
9 would appropriately be made to the contracting
10 officer of the Authority, which is the executive
11 director.

12 COMMISSIONER SANFORD: Okay. Executive
13 Director Recko, what is the best way to make this
14 request of you in a timely and efficient manner?

15 EXECUTIVE DIRECTOR RECKO: I would
16 suggest that you write me an e-mail and that you
17 don't put a four-hour response, mandatory four-hour
18 response on it, because if you write me an e-mail at
19 noon and say you need a response by five, and I'm in
20 meetings, I cannot do that, like your recent one.
21 It's impossible. And then if you write me something
22 at six saying that I'm a terrible person because I
23 didn't respond by five, and I'm -- excuse me, let me
24 finish -- that I'm irresponsible and that I don't
25 know what other words you used at the last one, but

1 it's impossible. You need to give a reasonable
2 amount of time. You give me that response, simply
3 in that response, you don't have to be pontificating
4 about everything else you've done in the world, give
5 me that response for these, and I'll respond to you
6 in a reasonable amount of time.

7 But, again, four hours on a Friday or a
8 Thursday is not a reasonable amount of time, sir.
9 And for you to be saying that you demand a response
10 in four hours is not reasonable. So give me
11 something reasonable and I'll be glad to respond to
12 you.

13 COMMISSIONER SANFORD: So what is
14 reasonable, Director?

15 EXECUTIVE DIRECTOR RECKO: Give a week.

16 COMMISSIONER SANFORD: A week?

17 EXECUTIVE DIRECTOR RECKO: Give a week,
18 give a few days, give something, at least something
19 that we can do, because I have to get -- we've got
20 to pull out records, sir, we've got to take a look
21 at the past resolutions, we've got to pull out the
22 old specification packages. So, again, you've got
23 to be understanding that we work on housing
24 everyday, we house people, we work on emergencies,
25 we have people that need mold mitigation, we have

1 leaks, we have a busy life. We just don't sit and
2 wait for your e-mail, sir. And we've got -- if you
3 want to take a look at my calendar, I'll be glad to
4 show it to you. I've got meetings stacked up almost
5 every day. And. Sir, you must be reasonable, I
6 think even OPRA gives a couple of weeks on a
7 response.

8 CHAIRWOMAN REYES: Correct.

9 (Simultaneous crosstalk.)

10 EXECUTIVE DIRECTOR RECKO: So, again,
11 don't try to split hairs, give me a reasonable time.

12 COMMISSIONER SANFORD: I'm trying to
13 understand what you think is reasonable.

14 EXECUTIVE DIRECTOR RECKO: Okay. So
15 let me say it clearly. One week is reasonable.

16 (Simultaneous crosstalk.)

17 COMMISSIONER SANFORD: One week is
18 reasonable.

19 EXECUTIVE DIRECTOR RECKO: Yes.

20 COMMISSIONER SANFORD: Now, here is a
21 problem that I see with a one-week turnaround time.
22 This list of bills --

23 CHAIRWOMAN REYES: Is this --

24 COMMISSIONER SANFORD: -- this list of
25 bills was not given to me a week ago.

1 EXECUTIVE DIRECTOR RECKO: Uh-huh.

2 COMMISSIONER SANFORD: And if I wanted
3 to get the information that I requested from
4 counsel, who was -- counsel has then directed me to
5 you at the meeting, then I can't get this
6 information --

7 CHAIRWOMAN REYES: You did OPRA.

8 COMMISSIONER SANFORD: -- before the
9 vote.

10 EXECUTIVE DIRECTOR RECKO: Well, then
11 you're going to have to ask earlier.

12 COMMISSIONER IMPASTATO: Could I
13 make -- maybe make a suggestion to kind of --

14 (Simultaneous crosstalk.)

15 EXECUTIVE DIRECTOR RECKO: Because
16 right now you can -- and let me finish -- right now
17 you know you want this information, so if you give
18 me the request next week, I'll have it for you long
19 before the Board meeting. Now, again, you must
20 understand it's the holiday season, right? I mean,
21 we've got much going on. I'm on vacation the week
22 of Christmas. So be reasonable, please, understand.

23 COMMISSIONER SANFORD: I am being
24 reasonable.

25 EXECUTIVE DIRECTOR RECKO: That's good,

1 be reasonable.

2 COMMISSIONER IMPASTATO: Is it possible
3 that we -- seeing that you have such an issue with
4 that one line item, is it possible if we take off
5 that line item until we --

6 EXECUTIVE DIRECTOR RECKO: Then they
7 wouldn't pay a contractor who has done good work for
8 us --

9 (Simultaneous crosstalk.)

10 EXECUTIVE DIRECTOR RECKO: -- and this
11 is a partial payment to that contractor.

12 COMMISSIONER IMPASTATO: Understood.

13 EXECUTIVE DIRECTOR RECKO: And no, it
14 would not be --

15 CHAIRWOMAN REYES: Okay. So can we
16 move forward?

17 COMMISSIONER SANFORD: Well, they
18 haven't really resolved anything here.

19 CHAIRWOMAN REYES: Well, we did
20 resolve. You said you wanted the documentation, the
21 director stated to put it in an e-mail, give him a
22 week's time, and he will get you the information.
23 Anything further?

24 COMMISSIONER SANFORD: Well, I would
25 then suggest, I would make a motion to take this

1 line item from the list of bills.

2 CHAIRWOMAN REYES: The motion is on the
3 floor, would anyone like to second it?

4 COMMISSIONER IMPASTATO: Well, I mean,
5 can you just -- you said that that can't happen
6 because he did the work, he needs to get paid -- and
7 he can't wait a month.

8 EXECUTIVE DIRECTOR RECKO: We have a
9 contractual obligation with this company that you
10 approved, that we have the engineering approval on
11 this, we've gone down the line, they've put it in,
12 they've waited because we do an extensive approval
13 process.

14 COMMISSIONER IMPASTATO: Sure.

15 EXECUTIVE DIRECTOR RECKO: We check
16 their payrolls, we check everything. By the time it
17 gets here, the staff has vetted it. So I would like
18 my staff to have some -- myself and my staff to have
19 some respect that this --

20 COMMISSIONER IMPASTATO: Understood.

21 EXECUTIVE DIRECTOR RECKO: -- that this
22 a valid payment. And because somebody has made up
23 something about maybe they made a political
24 contribution -- I don't understand --

25 CHAIRWOMAN REYES: It's not fair.

1 EXECUTIVE DIRECTOR RECKO: -- what the
2 problem is, but it's not fair to the contractor to
3 have to float this for that amount of time when he's
4 got to pay his guys, he's got to do all that, and
5 because there's some vague allegation somewhere
6 that --

7 COMMISSIONER SANFORD: What allegation?

8 EXECUTIVE DIRECTOR RECKO: -- that we
9 hold a payment.

10 COMMISSIONER SANFORD: What allegation?

11 EXECUTIVE DIRECTOR RECKO: Well, why
12 would you want to hold the payment?

13 COMMISSIONER SANFORD: I didn't say I
14 wanted to.

15 EXECUTIVE DIRECTOR RECKO: Okay. Good,
16 good.

17 CHAIRWOMAN REYES: You just to asked
18 for us remove it. So is there a second on the
19 floor?

20 (Simultaneous crosstalk.)

21 COMMISSIONER SANFORD: You're putting
22 words in my mouth. I asked --

23 (Simultaneous crosstalk.)

24 CHAIRWOMAN REYES: Okay. There's not a
25 second on the floor.

1 COMMISSIONER SANFORD: I asked for this
2 information.

3 CHAIRWOMAN REYES: So could we move
4 forward?

5 Is there a motion to move forward with
6 the list of bills?

7 COMMISSIONER SANFORD: Well, I just
8 want to clarify --

9 ATTORNEY M. FITZPATRICK: There's a
10 motion and second on the floor.

11 COMMISSIONER SANFORD: I just want to
12 clarify that if I give you an e-mail in writing
13 tomorrow, Director, that the information that Emil
14 possesses, I will receive it in approximately one
15 week's time.

16 EXECUTIVE DIRECTOR RECKO: Yeah,
17 approximately one week's time, yeah.

18 CHAIRWOMAN REYES: Thank you, Director.
19 So can we call the vote, Director?

20 EXECUTIVE DIRECTOR RECKO: We sure can.
21 Anthony 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 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-12.04
2 CHAIRWOMAN REYES: Resolution
3 No. 2023-12.04.
4 A Resolution of the Housing Authority
5 of the City of Hoboken to award a contract for
6 Harrison Gardens lot improvements.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns?
11 Director, call the vote.
12 EXECUTIVE DIRECTOR RECKO: Anthony
13 Forbes?
14 COMMISSIONER FORBES: Yes.
15 EXECUTIVE DIRECTOR RECKO: Andrew
16 Impastato?
17 COMMISSIONER IMPASTATO: Yes.
18 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
19 COMMISSIONER LEWIT: Yes.
20 EXECUTIVE DIRECTOR RECKO: Barbara
21 Reyes?
22 CHAIRWOMAN REYES: Yes.
23 EXECUTIVE DIRECTOR RECKO: Michael
24 Russo?
25 COMMISSIONER RUSSO: Aye.

1 EXECUTIVE DIRECTOR RECKO: James
2 Sanford?
3 COMMISSIONER SANFORD: No.
4 EXECUTIVE DIRECTOR RECKO: Erica
5 Seitzman?
6 COMMISSIONER SEITZMAN: Yes.
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1 RESOLUTION NO. 2023-12.05
2 CHAIRWOMAN REYES: Resolution
3 No. 2023-12.05.
4 A Resolution of the Housing Authority
5 of the City of Hoboken to award a contract for
6 Harrison Gardens ramp landing replacement.
7 COMMISSIONER SEITZMAN: Motion.
8 COMMISSIONER RUSSO: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns?
11 Director, call the vote.
12 EXECUTIVE DIRECTOR RECKO: Anthony
13 Forbes?
14 COMMISSIONER FORBES: Yes.
15 EXECUTIVE DIRECTOR RECKO: Andrew
16 Impastato?
17 COMMISSIONER IMPASTATO: Yes.
18 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
19 COMMISSIONER LEWIT: Yes.
20 EXECUTIVE DIRECTOR RECKO: Barbara
21 Reyes?
22 CHAIRWOMAN REYES: Yes.
23 EXECUTIVE DIRECTOR RECKO: Michael
24 Russo?
25 COMMISSIONER RUSSO: Aye.

1 EXECUTIVE DIRECTOR RECKO: James
2 Sanford?
3 COMMISSIONER SANFORD: No.
4 EXECUTIVE DIRECTOR RECKO: Erica
5 Seitzman?
6 COMMISSIONER SEITZMAN: Yes.
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1 RESOLUTION NO. 2023-12.06
2 CHAIRWOMAN REYES: Resolution
3 No. 2023-12.06.
4 A Resolution of the Housing Authority
5 of the City of Hoboken to award a contract for
6 Monroe Gardens boiler replacement.
7 COMMISSIONER SEITZMAN: Motion.
8 COMMISSIONER RUSSO: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns?
11 Director, call the vote.
12 EXECUTIVE DIRECTOR RECKO: Anthony
13 Forbes?
14 COMMISSIONER FORBES: Yes.
15 EXECUTIVE DIRECTOR RECKO: Andrew
16 Impastato?
17 COMMISSIONER IMPASTATO: Yes.
18 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
19 COMMISSIONER LEWIT: Yes.
20 EXECUTIVE DIRECTOR RECKO: Barbara
21 Reyes?
22 CHAIRWOMAN REYES: Yes.
23 EXECUTIVE DIRECTOR RECKO: Michael
24 Russo?
25 COMMISSIONER RUSSO: Aye.

1 EXECUTIVE DIRECTOR RECKO: James
2 Sanford?
3 COMMISSIONER SANFORD: No.
4 EXECUTIVE DIRECTOR RECKO: Erica
5 Seitzman?
6 COMMISSIONER SEITZMAN: Yes.
7 *****

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1 RESOLUTION NO. 2023-12.07.
2 CHAIRWOMAN REYES: Resolution
3 No. 2023-12.07.
4 A Resolution of the Housing Authority
5 of the City of Hoboken to reject all bids for
6 Harrison Gardens physical security enhancements.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns?
11 Director?
12 EXECUTIVE DIRECTOR RECKO: Anthony
13 Forbes?
14 COMMISSIONER FORBES: Yes.
15 EXECUTIVE DIRECTOR RECKO: Andrew
16 Impastato?
17 COMMISSIONER IMPASTATO: Yes.
18 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
19 COMMISSIONER LEWIT: Yes.
20 EXECUTIVE DIRECTOR RECKO: Barbara
21 Reyes?
22 CHAIRWOMAN REYES: Yes.
23 EXECUTIVE DIRECTOR RECKO: Michael
24 Russo?
25 COMMISSIONER RUSSO: Aye.

1 EXECUTIVE DIRECTOR RECKO: James
2 Sanford?
3 COMMISSIONER SANFORD: No.
4 EXECUTIVE DIRECTOR RECKO: Erica
5 Seitzman?
6 COMMISSIONER SEITZMAN: Yes.
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1 RESOLUTION NO. 2023-12.08
2 CHAIRWOMAN REYES: Resolution
3 No. 2023-12.08.
4 A Resolution of the Housing Authority
5 of the City of Hoboken to extend the contract for
6 fiscal audit services.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns?
11 Call the vote, Director.
12 EXECUTIVE DIRECTOR RECKO: Anthony
13 Forbes?
14 COMMISSIONER FORBES: Yes.
15 EXECUTIVE DIRECTOR RECKO: Andrew
16 Impastato?
17 COMMISSIONER IMPASTATO: Yes.
18 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
19 COMMISSIONER LEWIT: Yes.
20 EXECUTIVE DIRECTOR RECKO: Barbara
21 Reyes?
22 CHAIRWOMAN REYES: Yes.
23 EXECUTIVE DIRECTOR RECKO: Michael
24 Russo?
25 COMMISSIONER RUSSO: Aye.

1 EXECUTIVE DIRECTOR RECKO: James
2 Sanford?
3 COMMISSIONER SANFORD: No.
4 EXECUTIVE DIRECTOR RECKO: Erica
5 Seitzman?
6 COMMISSIONER SEITZMAN: Yes.
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1 RESOLUTION NO. 2023-12.09
2 CHAIRWOMAN REYES: Resolution
3 No. 2023-12.09.
4 A Resolution of the Housing Authority
5 of the City of Hoboken to extend the contract for
6 maintenance and service of fire protection systems.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns?
11 Director, call the vote.
12 EXECUTIVE DIRECTOR RECKO: Anthony
13 Forbes?
14 COMMISSIONER FORBES: Yes.
15 EXECUTIVE DIRECTOR RECKO: Andrew
16 Impastato?
17 COMMISSIONER IMPASTATO: Yes.
18 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
19 COMMISSIONER LEWIT: Yes.
20 EXECUTIVE DIRECTOR RECKO: Barbara
21 Reyes?
22 CHAIRWOMAN REYES: Yes.
23 EXECUTIVE DIRECTOR RECKO: Michael
24 Russo?
25 COMMISSIONER RUSSO: Aye.

1 EXECUTIVE DIRECTOR RECKO: James
2 Sanford?
3 COMMISSIONER SANFORD: No.
4 EXECUTIVE DIRECTOR RECKO: Erica
5 Seitzman?
6 COMMISSIONER SEITZMAN: Yes.
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1 RESOLUTION NO. 2023-12.10

2 CHAIRWOMAN REYES: Resolution

3 No. 2020 -- okay, I think there's a typo on that.

4 It's says 2022, so if we can just make sure that's

5 corrected.

6 Resolution No. 2023-07.10 [sic].

7 A Resolution of the Housing Authority
8 of the City of Hoboken to increase the amount of the
9 contract for replacement of emergency generators at
10 various locations.

11 ATTORNEY M. FITZPATRICK: If I could,
12 Madam Chair, before there's a motion and a second,
13 it would be 2023-12.10.

14 CHAIRWOMAN REYES: Oh, sure.

15 COMMISSIONER RUSSO: Motion on 12.10.

16 COMMISSIONER SEITZMAN: Second.

17 CHAIRWOMAN REYES: My apologies.

18 COMMISSIONER SEITZMAN: Second.

19 CHAIRWOMAN REYES: Questions?

20 Concerns?

21 COMMISSIONER SANFORD: Could either

22 Emil or counsel explain this resolution?

23 CHAIRWOMAN REYES: Or director?

24 COMMISSIONER SANFORD: Or the director.

25 EXECUTIVE DIRECTOR RECKO: Well, I can

1 talk about the work that they were doing. Like I
2 said in my Director's report, they're doing the
3 upfront work on the installation of these
4 generators, which is doing all the underground
5 electrical work, the setting up the pads, making
6 sure everything is there, because there is a delay
7 in actually getting the generators because of the
8 supply chain. So we're waiting for delivery of the
9 generators, we're -- hopefully in the next couple of
10 months.

11 But while they were doing that prep
12 work, they had a small increase that they needed,
13 again, an increase that work, it was what, \$3,347.
14 So increased the contract by 4,404, I'm sorry. So
15 there's a very small increase in their contract.

16 COMMISSIONER SANFORD: And this vendor
17 in question is Lan Associates?

18 EXECUTIVE DIRECTOR RECKO: That is
19 our --

20 MR. KOTHERITHARA: Our architectural
21 and engineering.

22 EXECUTIVE DIRECTOR RECKO: Yes.
23 Architectural and engineering. Thank you. The
24 contract is Manor Electric, Inc.

25 MR. KOTHERITHARA: Manor II Electric.

1 EXECUTIVE DIRECTOR RECKO: Manor II
2 Electric.

3 COMMISSIONER SANFORD: Manor II
4 Electric.

5 Okay. And how was this contractor
6 selected?

7 MR. KOTHERITHARA: By a sealed bid.
8 The first paragraph of the resolution reads that
9 this contract was awarded in July of 2022.

10 COMMISSIONER SANFORD: July 2022.

11 MR. KOTHERITHARA: Yes.

12 COMMISSIONER SANFORD: From a sealed
13 bid.

14 MR. KOTHERITHARA: Correct.

15 COMMISSIONER SANFORD: So the
16 resolution number, is that actually correct, because
17 it goes back to 2022 not '23?

18 MR. KOTHERITHARA: Yes, it is correct.

19 EXECUTIVE DIRECTOR RECKO: That's
20 correct.

21 MR. KOTHERITHARA: We had really
22 substantial lead time on these generators. These
23 generators, once this contract was awarded, the
24 generators were awarded, and they're in transit
25 right now.

1 COMMISSIONER SANFORD: So this is,
2 again, a sealed bid?

3 MR. KOTHERITHARA: Correct.

4 COMMISSIONER SANFORD: So, Counsel,
5 presumably your firm would have done the review on
6 the sealed bid?

7 ATTORNEY M. FITZPATRICK: I don't have
8 that specific --

9 (Simultaneous crosstalk.)

10 COMMISSIONER SANFORD: I understand. I
11 see.

12 ATTORNEY M. FITZPATRICK: But
13 presumably, yes.

14 COMMISSIONER SANFORD: Okay.

15 ATTORNEY M. FITZPATRICK: Since it was
16 approved by this Board previously.

17 COMMISSIONER SANFORD: Okay. So for
18 the same reasons as I mentioned with the other
19 sealed bid, I would like to just put everybody on
20 notice that I would like to request the political
21 donation contribution sheet for this vendor. So I
22 would --

23 EXECUTIVE DIRECTOR RECKO: Put it in --

24 COMMISSIONER SANFORD: -- I will
25 include it in my e-mail.

1 EXECUTIVE DIRECTOR RECKO: Great.

2 Okay.

3 COMMISSIONER IMPASTATO: Just a quick
4 question on that. Is that not done? Is the
5 political contribution not done?

6 ATTORNEY M. FITZPATRICK: The political
7 contribution form was presumably provided -- filled
8 out, signed, provided by the bidder at the time of
9 bid.

10 COMMISSIONER IMPASTATO: At the time of
11 the bid.

12 ATTORNEY M. FITZPATRICK: So that would
13 have been back in July of 2022.

14 COMMISSIONER IMPASTATO: Got it.

15 ATTORNEY M. FITZPATRICK: And what you
16 have before you here is not the award of significant
17 contract, that was already done by this Board. What
18 you have here is a very minor increase, less than
19 1 percent of the contract price, and as it states in
20 the resolution, up to 20 percent of the contract
21 price is permissible in change orders.

22 COMMISSIONER IMPASTATO: So if any --
23 (Simultaneous crosstalk.)

24 ATTORNEY M. FITZPATRICK: Very minor by
25 comparison.

1 COMMISSIONER IMPASTATO: If any
2 political contribution came after that point, it
3 wouldn't matter?

4 ATTORNEY M. FITZPATRICK: That would
5 not have been reviewed, right. What the Authority
6 has in its records and what is required is the
7 political contribution at the time of submission of
8 the bid.

9 COMMISSIONER IMPASTATO: Got it. Thank
10 you.

11 COMMISSIONER SANFORD: If I'm
12 understanding some of the documents here, I got an
13 electrical foreman, an electrical journeyman, and
14 these are hourly rates.

15 Are these, like, union employees?

16 EXECUTIVE DIRECTOR RECKO: We wouldn't
17 know that.

18 COMMISSIONER SANFORD: Okay. Would
19 counsel? Would you have any --

20 ATTORNEY M. FITZPATRICK: I don't have
21 any insight into that for you, Commissioner.

22 EXECUTIVE DIRECTOR RECKO: It's not a
23 requirement for them to declare that.

24 CHAIRWOMAN REYES: Any further
25 questions?

1 COMMISSIONER SANFORD: No. Thank you.
2 CHAIRWOMAN REYES: Thank you.
3 Director, can you please call the vote?
4 EXECUTIVE DIRECTOR RECKO: Anthony
5 Forbes?
6 COMMISSIONER FORBES: Yes.
7 EXECUTIVE DIRECTOR RECKO: Andrew
8 Impastato?
9 COMMISSIONER IMPASTATO: Yes.
10 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
11 COMMISSIONER LEWIT: Yes.
12 EXECUTIVE DIRECTOR RECKO: Barbara
13 Reyes?
14 CHAIRWOMAN REYES: Yes.
15 EXECUTIVE DIRECTOR RECKO: Michael
16 Russo?
17 COMMISSIONER RUSSO: Aye.
18 EXECUTIVE DIRECTOR RECKO: James
19 Sanford?
20 COMMISSIONER SANFORD: No.
21 EXECUTIVE DIRECTOR RECKO: Erica
22 Seitzman?
23 COMMISSIONER SEITZMAN: Yes.
24 *****
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1 RESOLUTION NO. 2023-12.11
2 CHAIRWOMAN REYES: Resolution
3 No. 2023-12.11.
4 A Resolution of the Housing Authority
5 of the City of Hoboken to award a contract for fee
6 accounting services.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns?
11 Director, call the vote.
12 EXECUTIVE DIRECTOR RECKO: Anthony
13 Forbes?
14 COMMISSIONER FORBES: Yes.
15 EXECUTIVE DIRECTOR RECKO: Andrew
16 Impastato?
17 COMMISSIONER IMPASTATO: Yes.
18 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
19 COMMISSIONER LEWIT: Yes.
20 EXECUTIVE DIRECTOR RECKO: Barbara
21 Reyes?
22 CHAIRWOMAN REYES: Yes.
23 EXECUTIVE DIRECTOR RECKO: Michael
24 Russo?
25 COMMISSIONER RUSSO: Aye.

1 EXECUTIVE DIRECTOR RECKO: James
2 Sanford?
3 COMMISSIONER SANFORD: No.
4 EXECUTIVE DIRECTOR RECKO: Erica
5 Seitzman?
6 COMMISSIONER SEITZMAN: Yes.
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1 RESOLUTION NO. 2023-12.12
2 CHAIRWOMAN REYES: Resolution
3 No. 2022 --
4 COURT STENOGRAPHER: 2023.
5 CHAIRWOMAN REYES: What's that?
6 EXECUTIVE DIRECTOR RECKO: 2023. I
7 have the numbers right here.
8 COURT STENOGRAPHER: Sorry.
9 EXECUTIVE DIRECTOR RECKO: I'm going to
10 keep track of that, definitely.
11 COMMISSIONER IMPASTATO: Come on,
12 Harold.
13 CHAIRWOMAN REYES: I'm sorry. I'm
14 reading what was given to me.
15 So a Resolution of the Housing
16 Authority of the City of Hoboken to award a contract
17 for risk management services.
18 COMMISSIONER RUSSO: Motion.
19 COMMISSIONER SEITZMAN: Second.
20 CHAIRWOMAN REYES: Questions?
21 Concerns?
22 Director, call the vote.
23 COMMISSIONER SANFORD: I have a
24 question. So Brown and Brown Metro LLC.
25 COURT STENOGRAPHER: I'm sorry, what

1 was it?

2 COMMISSIONER SANFORD: Brown and Brown
3 Metro LLC. Who are these people?

4 EXECUTIVE DIRECTOR RECKO: They are an
5 insurance company that acts as our representative to
6 purchase insurance. They are our current company
7 for risk management. They not only advise us on
8 insurance, but they also do training for staff and
9 meet with us on a regular basis.

10 COMMISSIONER SANFORD: And since they
11 are current, when did we start using them?

12 EXECUTIVE DIRECTOR RECKO: Two years
13 ago I think they've been with us now, two years.

14 MR. KOTHERITHARA: We're completing our
15 third year. They started in January of 2020.

16 EXECUTIVE DIRECTOR RECKO: Thank you,
17 Emil. Time flies.

18 CHAIRWOMAN REYES: Uh-huh.

19 COMMISSIONER SANFORD: Okay. Then was
20 this an RFP process or was this a sealed bid?

21 EXECUTIVE DIRECTOR RECKO: It was an
22 RFP process.

23 COMMISSIONER SANFORD: Okay. So I
24 would like to add this vendor to the list of other
25 vendors where I would like to see their political

1 contribution disclosures.

2 CHAIRWOMAN REYES: Okay. Thank you.

3 Director, call the vote.

4 EXECUTIVE DIRECTOR RECKO: Anthony

5 Forbes?

6 COMMISSIONER FORBES: Yes.

7 EXECUTIVE DIRECTOR RECKO: Andrew

8 Impastato?

9 COMMISSIONER IMPASTATO: Yes.

10 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

11 COMMISSIONER LEWIT: Yes.

12 EXECUTIVE DIRECTOR RECKO: Barbara

13 Reyes?

14 CHAIRWOMAN REYES: Yes.

15 EXECUTIVE DIRECTOR RECKO: Michael

16 Russo?

17 COMMISSIONER RUSSO: Aye.

18 EXECUTIVE DIRECTOR RECKO: James

19 Sanford?

20 COMMISSIONER SANFORD: No.

21 EXECUTIVE DIRECTOR RECKO: Erica

22 Seitzman?

23 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-12.13

2 CHAIRWOMAN REYES: Resolution

3 No. 2023-12.13.

4 A Resolution of the Housing Authority
5 of the City of Hoboken to award a contract for
6 general engineering services.

7 COMMISSIONER RUSSO: Motion.

8 CHAIRWOMAN REYES: Award 1.

9 COMMISSIONER SEITZMAN: Second.

10 EXECUTIVE DIRECTOR RECKO: I would like
11 to say something on this --

12 CHAIRWOMAN REYES: Sure, absolutely.

13 EXECUTIVE DIRECTOR RECKO: -- on this
14 resolution and the next two resolutions, is that we
15 went out for an RFP for general engineering
16 services, and we got three replies, three proposals,
17 and we liked all three of them as we ranked them.
18 And I'm firmly in favor of awarding to all three of
19 them. That gives me a tool in my tool belt. I can
20 do a job order to this engineering firm, and then if
21 I've got them busy, I can -- if another job comes
22 up, I can give to this engineering firm and get a
23 job proposal from them. Two of the three we've
24 worked with quite a bit before. We've worked with
25 Lan and Clarke Caton quite a bit before. We've

1 never worked with the third one, HM2 [sic], I
2 believe they're called, and they look good, they've
3 done a lot of Housing Authority work, they've worked
4 around the state quite a bit, and they jump out, and
5 I would love to have the opportunity to maybe give
6 them a job, check them out, see how they work for
7 us. So I'd like for the next, this one and the case
8 two, that's kind of the story on those three.

9 ATTORNEY M. FITZPATRICK: And if I may,
10 Director, we weren't directly involved in the
11 evaluation process or anything along those lines,
12 but I will point out that in the RFP for this job,
13 the Authority does reserve the right to award to
14 more than one proposer, and, in fact, as the
15 Director stated, the Authority has worked with two
16 of these firms in the past, and for the last, I
17 don't know, at least two years --

18 EXECUTIVE DIRECTOR RECKO: Yes.

19 ATTORNEY M. FITZPATRICK: -- you have
20 awarded two contracts to two proposers under the
21 same RFP process.

22 COMMISSIONER IMPASTATO: Are any of
23 these minority owned or female owned?

24 EXECUTIVE DIRECTOR RECKO: No.

25 CHAIRWOMAN REYES: That was on the

1 evaluation sheet.

2 COMMISSIONER IMPASTATO: Uh-huh.

3 COMMISSIONER RUSSO: Call it.

4 CHAIRWOMAN REYES: Okay. Call the
5 vote, Director.

6 EXECUTIVE DIRECTOR RECKO: So Anthony
7 Forbes?

8 COMMISSIONER FORBES: Before I vote,
9 Director, I just want to say great idea. Thanks for
10 thinking out of the box. I think that's -- and,
11 also, my idea is to award a little bit to all of
12 them.

13 EXECUTIVE DIRECTOR RECKO: It's going
14 to be great.

15 COMMISSIONER FORBES: So, yes.

16 EXECUTIVE DIRECTOR RECKO: Thank you,
17 Rev.

18 Andrew Impastato?

19 COMMISSIONER IMPASTATO: Yes.

20 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

21 COMMISSIONER LEWIT: Yes.

22 EXECUTIVE DIRECTOR RECKO: Barbara
23 Reyes?

24 CHAIRWOMAN REYES: Yes.

25 EXECUTIVE DIRECTOR RECKO: Michael

1 Russo?

2 COMMISSIONER RUSSO: Aye.

3 EXECUTIVE DIRECTOR RECKO: James

4 Sanford?

5 COMMISSIONER SANFORD: No.

6 EXECUTIVE DIRECTOR RECKO: Erica

7 Seitzman?

8 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-12.14

2 CHAIRWOMAN REYES: Resolution

3 No. 2023-12.14.

4 A Resolution of the Housing Authority
5 of City of Hoboken to award a contract for general
6 engineering services, Award 2.

7 COMMISSIONER SEITZMAN: Motion.

8 COMMISSIONER RUSSO: Second. Excuse
9 me.

10 CHAIRWOMAN REYES: I think we went over
11 this discussion.

12 Director, call the vote.

13 EXECUTIVE DIRECTOR RECKO: Anthony
14 Forbes?

15 COMMISSIONER FORBES: Yes.

16 EXECUTIVE DIRECTOR RECKO: Andrew
17 Impastato?

18 COMMISSIONER IMPASTATO: Yes.

19 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

20 COMMISSIONER LEWIT: Yes.

21 EXECUTIVE DIRECTOR RECKO: Barbara
22 Reyes?

23 CHAIRWOMAN REYES: Yes.

24 EXECUTIVE DIRECTOR RECKO: Michael

25 Russo?

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COMMISSIONER RUSSO: Aye.

EXECUTIVE DIRECTOR RECKO: James

Sanford?

COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION NO. 2023-12.15
2 CHAIRWOMAN REYES: Resolution
3 No. 2023-12.15.
4 A Resolution of the Housing Authority
5 of the City of Hoboken to award contracts for
6 general engineering services, Award 3.
7 COMMISSIONER SEITZMAN: Motion.
8 COMMISSIONER RUSSO: Second.
9 CHAIRWOMAN REYES: Director, call the
10 vote.
11 EXECUTIVE DIRECTOR RECKO: Anthony
12 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 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-12.16

2 CHAIRWOMAN REYES: Resolution
3 No. 2023-11.16 [sic].

4 A Resolution of the Housing Authority
5 of the City of Hoboken to censure Commissioner James
6 Sanford for violation of the Authority policy on
7 statements made by the individual Commissioners.

8 Whereas, by Resolution No. 2022-11.08,
9 adopted on November 10, 2022, the Board of
10 Commissioners of the Housing Authority of the City
11 of Hoboken, the Authority, adopted the Authority
12 policy on statements made by individual
13 Commissioners, the policy, and

14 Whereas, the policy made it clear that
15 a statement made by any individual Commissioner
16 which could imply that it may -- it was made on
17 behalf of the Authority required disclaimer if the
18 statement refers to the persons making a statement
19 as a Commissioner of the Authority, and

20 Whereas -- whereas, the policy was
21 established to prevent liability of the Authority
22 for any inappropriate statement made by an
23 individual Commissioner using that title in the
24 statement, and

25 Whereas, the need for the adoption of

1 the policy was based upon facts and circumstances
2 which developed before the adoption of the policy,
3 and

4 Whereas, Commissioner James Sanford
5 made statements in the context of the November 2023
6 municipal election delivered to candidates on the
7 ballot in that election and others which were signed
8 as James Sanford HHA Commissioner, and

9 Whereas, a 2023 statement was extremely
10 similar to one made by Sanford before the 2022
11 municipal election, which contributed to the
12 establishment of the policy, and

13 Whereas, the 2023 statement did not
14 include the disclaimer established by the policy
15 despite significant reference to procedures
16 involving the Authority which Sanford requested
17 candidates agree to, appearing to establish them as
18 Authority procedures, and

19 Whereas, Sanford was present at the
20 Authority meeting when the policy was adopted,
21 participated in the discussion of it prior to
22 adoption, and voted to abstain on the resolution
23 when it was adopted by five other Commissioners with
24 one being absent, and

25 Whereas, there have already been

1 complaints from the public about the policy
2 violation and the discussion of potential liability
3 on part of the Authority to recipients of the 2023
4 Sanford statement, and

5 Whereas, the purpose of the adoption of
6 the policy was aimed by avoiding precisely the
7 situation created by Sanford issuing his 2023
8 statement without the needed disclaimer, so -- so
9 resolution --

10 COMMISSIONER SANFORD: That's nonsense.

11 CHAIRWOMAN REYES: Resolution
12 No. 2023-11-16.

13 A Resolution of the Housing Authority
14 of the City of Hoboken to censure Commissioner James
15 Sanford for violation of the Authority policy on
16 statements made by individual Commissioners.

17 COMMISSIONER SEITZMAN: Motion.

18 COMMISSIONER SANFORD: Listen, this is
19 a discussion, right?

20 CHAIRWOMAN REYES: No. They're putting
21 a motion and a second.

22 COMMISSIONER RUSSO: Second.

23 CHAIRWOMAN REYES: Now there's a
24 discussion.

25 COMMISSIONER SANFORD: So --

1 CHAIRWOMAN REYES: Before --

2 COMMISSIONER SANFORD: -- this

3 allegation --

4 CHAIRWOMAN REYES: Okay.

5 COMMISSIONER SANFORD: Who is making
6 this allegation.

7 CHAIRWOMAN REYES: Okay. First and
8 foremost, I believe you were not here at the
9 beginning of the meeting where there was a statement
10 that was submitted and it was read into the public
11 portion. Every Commissioner here received a copy of
12 it. I'm not sure if you received a copy. I believe
13 it's right in front of you. It was read into the
14 record.

15 COMMISSIONER SANFORD: Who read it into
16 the record?

17 CHAIRWOMAN REYES: The Director as the
18 Secretary of the Board.

19 COMMISSIONER SANFORD: I see.

20 And so is your answer to my question
21 that Councilman-elect Presinzano is the person
22 making this allegation that I have allegedly
23 violated the so-called policy --

24 CHAIRWOMAN REYES: I believe there was
25 more than one allega- -- am I right or wrong? There

1 was more than one complaint received?

2 COMMISSIONER SEITZMAN: Three.

3 CHAIRWOMAN REYES: There was various
4 complaints received. Councilman-Elect was the one
5 that actually sent us a statement to read into the
6 record.

7 COMMISSIONER SANFORD: So why were none
8 of these complaints brought to my attention?

9 CHAIRWOMAN REYES: I believe that
10 you're an adult, you knew the policy, you knew what
11 you were doing, you received this packet last
12 Friday. It was brought to your attention. If you
13 had questions or concerns, you could have felt free
14 to contact me or the Director at that time.

15 COMMISSIONER SANFORD: You're an adult.
16 I asked a question.

17 CHAIRWOMAN REYES: And I answered it.

18 COMMISSIONER SANFORD: Answer the
19 question.

20 CHAIRWOMAN REYES: And I answered it.

21 COMMISSIONER SANFORD: No, you did not
22 answer the question.

23 CHAIRWOMAN REYES: I did answer it.

24 I'm sorry --

25 COMMISSIONER SANFORD: These were

1 not -- this -- these allegations --

2 CHAIRWOMAN REYES: -- it's not what you
3 would like.

4 COMMISSIONER SANFORD: -- have not been
5 brought to my attention.

6 CHAIRWOMAN REYES: The same allegations
7 that you make against this Board and the Director on
8 a monthly basis.

9 COMMISSIONER SANFORD: Who met --

10 CHAIRWOMAN REYES: This --

11 COMMISSIONER SANFORD: -- who met to
12 consider these allegations? What kangaroo court got
13 together to sit to make this resolution?

14 CHAIRWOMAN REYES: Listen, I'm not
15 going to sit here and allow you to speak --

16 COMMISSIONER SANFORD: Of course you're
17 not --

18 (Simultaneous crosstalk.)

19 COMMISSIONER SANFORD: This is
20 completely --

21 CHAIRWOMAN REYES: -- to me in that
22 manner because for the most part I try to be as
23 respectful as possible as I can --

24 (Simultaneous crosstalk.)

25 COMMISSIONER SANFORD: No, you're not

1 respectful at all.

2 CHAIRWOMAN REYES: I do, I try, I try.

3 (Simultaneous crosstalk.)

4 COMMISSIONER SANFORD: You don't try --

5 EXECUTIVE DIRECTOR RECKO: Madam Chair?

6 CHAIRWOMAN REYES: You really know how
7 to push my buttons, I'll be honest with you. But at
8 the end of the day, I'm not going let you speak to
9 me in that manner, so I refuse to answer your
10 question.

11 COMMISSIONER SANFORD: You refuse to
12 answer my question.

13 (Simultaneous crosstalk.)

14 COMMISSIONER SANFORD: Counsel,
15 Counsel, who met to discuss this resolution to come
16 to this insane conclusion?

17 COMMISSIONER RUSSO: I'm -- if I may,
18 before anyone answers the question, there is no
19 court, there is no discussion, there is no decision
20 until this discussion happens and a vote is taken.

21 You, sir, are part of what you called a
22 kangaroo court. You sit here, you participate in
23 this discussion, and depending on how this vote
24 goes, whether it's in the affirmative or in the
25 negative, that will be the decision as to if this

1 resolution stands or it does not.

2 No one met before this. No one had
3 discussions before this. There was no kangaroo
4 court. This is the process in which a Commission
5 functions.

6 (Simultaneous crosstalk.)

7 COMMISSIONER SANFORD: Wait a second.

8 COMMISSIONER RUSSO: The reso- -- let
9 me finish.

10 COMMISSIONER SANFORD: Wait a second.
11 I'm sorry.

12 COMMISSIONER RUSSO: A resolution is
13 brought forward, and either the majority of the
14 Board agrees with that or they disagree with that.
15 And prior to that decision, there is discussion
16 amongst the Board, which is happening now, which you
17 kicked off to ask a question. So I don't think
18 there's any predetermination as to what's going on.
19 I think what -- you're anticipating a potential
20 vote, but no decisions have been made. We're here
21 to talk about it and then vote on it. So there is
22 no other "kangaroo court," as you put it.

23 COMMISSIONER SANFORD: So that is
24 completely false because the wording of this
25 resolution is completely pejorative with the

1 presumption that this alleged policy has been
2 violated. Nowhere in the resolution does it state
3 "allegedly."

4 CHAIRWOMAN REYES: Well --

5 COMMISSIONER SANFORD: Who -- who wrote
6 this resolution and came to the conclusion,
7 predetermined that I supposedly violated this
8 alleged policy? Who wrote it? Who prepared it?
9 Counsel? Anybody?

10 CHAIRWOMAN REYES: The counsel. Am I
11 correct in saying that the counsel was the one who
12 prepared it, and it was prepared because of --
13 accusa- -- or accusations --

14 ATTORNEY H. FITZPATRICK: Madam Chair,
15 this is Harold Fitzpatrick. Can I address the
16 question?

17 CHAIRWOMAN REYES: Absolutely.
18 Absolutely, Harold.

19 ATTORNEY H. FITZPATRICK: I got the
20 complaints, Commissioner. I got them directly from
21 individuals who were candidates in the election,
22 four of them, and I got them in confidence, and I
23 actually got one that indicated that we may have
24 liability for what transpired because of the injury
25 that it may have done to one of the candidates. You

1 heard one of them in public if you were at the
2 meeting at the beginning, I gather you weren't, but
3 you now have a copy of it.

4 COMMISSIONER SANFORD: I've read it.

5 ATTORNEY H. FITZPATRICK: There are
6 three more --

7 COMMISSIONER SANFORD: There are --

8 ATTORNEY H. FITZPATRICK: I didn't ask
9 if you read it. I asked if you heard it. There are
10 three more.

11 COMMISSIONER SANFORD: Listen,
12 Harold --

13 ATTORNEY H. FITZPATRICK: This is a
14 severe --

15 (Simultaneous crosstalk.)

16 COMMISSIONER SANFORD: Can you try to
17 be at least a little objective instead of being
18 combative?

19 ATTORNEY H. FITZPATRICK: I am being
20 objective.

21 What you did is a complete, utter
22 violation of the policy. You know that? You
23 actually put out a mistaken version the first time
24 you put it out in 2023 with the old counsel -- with
25 the old candidates for school board, and you

1 corrected it, and you knew very well what the policy
2 was. And I'm very concerned on behalf of the
3 Authority, because these complainants have indicated
4 that we may have liability for what you did, which
5 is exactly the reason why we adopted this policy.

6 COMMISSIONER SANFORD: All right. This
7 alleged --

8 ATTORNEY H. FITZPATRICK: And it would
9 have been simple -- I'm not finished yet,
10 Commissioner -- and it would have been simple for
11 you to state the disclaimer. You could have made
12 the statements anyway so long as you put the
13 disclaimer in.

14 COMMISSIONER SEITZMAN: Yes.

15 ATTORNEY H. FITZPATRICK: But you
16 blatantly ignored the policy, put the same thing out
17 that you did last year and expected that no one
18 would complain about it. And then you talk about
19 alleged and kangaroo court and all this -- all these
20 statements that are nowhere near the reality of what
21 I've had to deal with in the last month with people
22 coming to me wanting to take action against the
23 Authority for what you did.

24 So, yes, I very much wrote this
25 resolution, and I very much stand as responsible for

1 it, and I am advising the Commissioners, the entire
2 seven Commissioners of the Board of the Authority
3 that this resolution is totally appropriate, and it
4 would be negligent on their part not to adopt it,
5 given the blatant violation that you committed.

6 COMMISSIONER IMPASTATO: That's pretty
7 clear.

8 CHAIRWOMAN REYES: Thank you, Harold.

9 COMMISSIONER SANFORD: Harold, are you
10 done? Are you done, Harold?

11 ATTORNEY H. FITZPATRICK: I'm done
12 until you come back and ask some additional question
13 or make some statement that I may not agree with.

14 COMMISSIONER SANFORD: Okay.
15 So you're taking responsibility for
16 this resolution. Is that what you're saying?

17 ATTORNEY H. FITZPATRICK: I drafted it.
18 Absolutely. I just said that.

19 COMMISSIONER SANFORD: All right. Now,
20 without disclosing the alleged identities of these
21 accusers, you are claiming that there is a
22 possibility of liability. Does that include
23 litigation?

24 ATTORNEY H. FITZPATRICK: I'm not
25 claiming it. I'm telling you what the people who

1 made the complaints told me in confidence and
2 requested that I keep it in confidence.

3 COMMISSIONER SANFORD: Okay. So is
4 there an actual threat of litigation?

5 ATTORNEY H. FITZPATRICK: I just told
6 you that.

7 COMMISSIONER SANFORD: No, no, you
8 didn't tell me that. You said that they're claiming
9 liability.

10 Is there an actual threat of
11 litigation?

12 ATTORNEY H. FITZPATRICK: I also told
13 you earlier that one of them spoke specifically
14 about whether or not the injury to them might be
15 actionable.

16 COMMISSIONER SANFORD: And what injury
17 is that? What is this alleged --

18 ATTORNEY H. FITZPATRICK: I don't know.
19 I don't even know what -- who these people are in
20 general.

21 COMMISSIONER SANFORD: Oh, well,
22 that's --

23 ATTORNEY H. FITZPATRICK: I just know
24 what I got. I got unsolicited e-mails. Somebody
25 found my e-mail address, the one for the Housing

1 Authority, and sent me this. It was serious enough
2 for them to do that.

3 COMMISSIONER SANFORD: All right.
4 So -- so these politicians running for elected
5 office had an issue with my protected political free
6 speech is what you're saying.

7 ATTORNEY H. FITZPATRICK: Absolutely
8 not. They had no problem with what you said. They
9 had a problem with the fact that you didn't disclaim
10 that you were involved with this only on your part
11 and not the Housing Authority's part.

12 COMMISSIONER SANFORD: Well --

13 ATTORNEY H. FITZPATRICK: And if you
14 read the statement that was made earlier in the
15 meeting, you can see the people are concerned that
16 it is the Housing Authority.

17 COMMISSIONER SANFORD: Well, that's --
18 let's talk about that.

19 ATTORNEY H. FITZPATRICK: That is the
20 problem here.

21 COMMISSIONER SANFORD: Let's talk about
22 that.

23 What is this alleged statement that
24 everybody is referring to, because if there's going
25 to be this allegation, well, what is the -- what is

1 this thing --

2 ATTORNEY H. FITZPATRICK: You know darn
3 well what it is. You put it out. I have a copy of
4 what you put out.

5 COMMISSIONER SANFORD: Okay. Please.

6 ATTORNEY H. FITZPATRICK: I actually
7 got them from several people.

8 COMMISSIONER SANFORD: Let's for the
9 record.

10 ATTORNEY H. FITZPATRICK: Nobody asked
11 me what it is. You put it out. You know what it
12 is.

13 CHAIRWOMAN REYES: What did you send
14 out, Commissioner Sanford?

15 COMMISSIONER SANFORD: That's what I'm
16 asking. I don't know what --

17 CHAIRWOMAN REYES: You don't know which
18 one you sent out?

19 (Simultaneous crosstalk.)

20 COMMISSIONER SANFORD: Each being
21 nameless --

22 (Simultaneous crosstalk.)

23 ATTORNEY H. FITZPATRICK: This is
24 ridiculous. You know darn well what this is.

25 COURT STENOGRAPHER: All right. Wait,

1 wait, wait. Court Reporter. One at a time.

2 COMMISSIONER SANFORD: Okay. These
3 nameless politicians --

4 COURT STENOGRAPHER: One at a time.

5 COMMISSIONER SANFORD: -- are making
6 allegations --

7 (Simultaneous crosstalk.)

8 ATTORNEY H. FITZPATRICK: They're not
9 nameless. You put the list out. You named the
10 politicians.

11 COMMISSIONER SANFORD: I don't know --

12 ATTORNEY H. FITZPATRICK: You had them
13 in your distribution --

14 COMMISSIONER SANFORD: I don't know who
15 contacted --

16 (Simultaneous crosstalk.)

17 ATTORNEY H. FITZPATRICK: Don't tell me
18 you don't know what it says. You're being totally
19 disingenuous and misrepresenting. You know what the
20 statement was. You sent it out.

21 COMMISSIONER SANFORD: No, I do not
22 know.

23 ATTORNEY H. FITZPATRICK: Where do you
24 think these people got it from?

25 COMMISSIONER SANFORD: This is a --

1 this is an attempted censure of this Commissioner.
2 I'm here to defend myself and you can't even bring
3 forward the accuser. That's not a U.S. court.
4 That's not how the legal system works --

5 (Simultaneous crosstalk.)

6 CHAIRWOMAN REYES: This is not a
7 court --

8 ATTORNEY H. FITZPATRICK: I didn't say
9 that I can't, I said that I'm not -- on behalf of
10 the Housing Authority, I believe that it would be
11 inappropriate to disclose the identity of these
12 individuals. You've got the name of one of them.

13 COMMISSIONER SANFORD: Okay.

14 ATTORNEY H. FITZPATRICK: It's in the--
15 (Simultaneous crosstalk.)

16 COMMISSIONER SANFORD: I'm not asking
17 for an identity.

18 ATTORNEY H. FITZPATRICK: There are
19 three more.

20 COMMISSIONER SANFORD: I'm asking for
21 the document that they're referring to.

22 What is this document?

23 ATTORNEY H. FITZPATRICK: No. You're
24 not asking -- you're asking me for your own
25 document.

1 CHAIRWOMAN REYES: You know what you
2 sent to the politicians?

3 (Simultaneous crosstalk.)

4 ATTORNEY H. FITZPATRICK: You're being
5 silly, Commissioner.

6 COMMISSIONER SANFORD: Counsel?

7 COMMISSIONER RUSSO: This is absurd.

8 COMMISSIONER SANFORD: What is the
9 document that -- what is the document that these
10 nameless politicians are referring to?

11 CHAIRWOMAN REYES: Nameless.

12 COMMISSIONER SANFORD: Can you give me
13 a title? Did they give you the text?

14 CHAIRWOMAN REYES: He texted?

15 ATTORNEY H. FITZPATRICK: Yes.

16 COMMISSIONER SANFORD: They gave you
17 the text. Okay.

18 ATTORNEY H. FITZPATRICK: Yes, they
19 gave me the text.

20 COMMISSIONER SANFORD: Could you read
21 the first line of that text into the record?

22 ATTORNEY H. FITZPATRICK: Let me get it
23 in front of me, Commissioner. I think you're
24 engaging in more nonsense, but I will do that, but
25 I'm not going to keep up with this.

1 COMMISSIONER SANFORD: Counsel, I asked
2 you to be objective, so I would ask you not to
3 carry --

4 ATTORNEY H. FITZPATRICK: I am being
5 objective. You're the one that's being silly. I'm
6 not being --

7 COMMISSIONER SANFORD: I'm defending
8 myself.

9 ATTORNEY H. FITZPATRICK: -- anything
10 other than highly objective.

11 COMMISSIONER SANFORD: Unless there's
12 somebody else here --

13 COMMISSIONER RUSSO: The first line --

14 COMMISSIONER SANFORD: -- who's going
15 to be my advocate.

16 COMMISSIONER RUSSO: The first line
17 reads "2023 election integrity pledge." That's the
18 first line.

19 COMMISSIONER SANFORD: Okay.

20 COMMISSIONER RUSSO: You want me to
21 keep going?

22 COMMISSIONER SANFORD: And what's the
23 next line?

24 COMMISSIONER RUSSO: You want me to
25 read your e-mail into the record?

1 COMMISSIONER SANFORD: Yes, please.

2 COMMISSIONER RUSSO: Do me a favor, you
3 got your phone with you?

4 COMMISSIONER SANFORD: No.

5 CHAIRWOMAN REYES: He has it in front
6 of him.

7 COMMISSIONER SANFORD: You do it.

8 CHAIRWOMAN REYES: He chooses not to.

9 COMMISSIONER SANFORD: You are the
10 accusers.

11 CHAIRWOMAN REYES: This is -- no, we're
12 not accusing anyone.

13 COMMISSIONER SANFORD: I am the
14 defense.

15 CHAIRWOMAN REYES: This information was
16 brought to us and as such we decided -- well --

17 COMMISSIONER RUSSO: Matt, why are you
18 laughing --

19 COMMISSIONER SANFORD: Yes, Matt, why
20 are you laughing?

21 COMMISSIONER RUSSO: Because it's
22 absurd, that's why he's laughing.

23 COMMISSIONER SEITZMAN: We have more
24 things to do for the residents of the Housing
25 Authority.

1 COMMISSIONER SANFORD: Do you think
2 that I'm treating this as an absurd matter? Because
3 if it is absurd, then --

4 (Simultaneous crosstalk.)

5 CHAIRWOMAN REYES: It's abs- --

6 COMMISSIONER RUSSO: You, sir --

7 COMMISSIONER SANFORD: Motion to --

8 COMMISSIONER RUSSO: You, sir, are
9 quite absurd.

10 COMMISSIONER SANFORD: Am I?

11 COMMISSIONER SEITZMAN: Yes.

12 COMMISSIONER RUSSO: You are.

13 COMMISSIONER SANFORD: Interesting.
14 That's fascinating, coming from a man who declared
15 bankruptcy.

16 CHAIRWOMAN REYES: That's not --

17 COMMISSIONER SEITZMAN: That's not
18 called for.

19 CHAIRWOMAN REYES: Exactly. That's --

20 COMMISSIONER SANFORD: That's not
21 appropriate?

22 CHAIRWOMAN REYES: That's
23 inappropriate.

24 COMMISSIONER SANFORD: That's not
25 appropriate.

1 CHAIRWOMAN REYES: It's inappropriate.

2 COMMISSIONER RUSSO: Commissioner, you
3 want me to keep reading?

4 COMMISSIONER SANFORD: Let's go. Yes,
5 please.

6 COMMISSIONER RUSSO: Are you sure?

7 COMMISSIONER SANFORD: Yes, absolutely.
8 You think this is a joke.

9 COMMISSIONER RUSSO: I think you're a
10 joke. I put it on the record multiple times.

11 COMMISSIONER SANFORD: Good. Good.
12 I'm glad that you think I'm a joke. I'm glad that
13 you underestimate me.

14 CHAIRWOMAN REYES: Oh, is that a
15 threat?

16 COMMISSIONER RUSSO: You listed 19
17 people, 19 people on this. You know what you did.

18 COMMISSIONER SANFORD: Please read the
19 first --

20 COMMISSIONER RUSSO: I think you have
21 it there. You have it in front of you.

22 COMMISSIONER SANFORD: I do have a
23 document that I wrote, but I don't know what these
24 people who are making allegations are referring to.

25 (Simultaneous crosstalk.)

1 CHAIRWOMAN REYES: It was the e-mail
2 that you sent on --

3 COMMISSIONER SANFORD: So, Counsel, you
4 received --

5 COMMISSIONER RUSSO: You are absolutely
6 insane.

7 COMMISSIONER SANFORD: Counsel received
8 the allegations.

9 CHAIRWOMAN REYES: Uh-huh.

10 COMMISSIONER SANFORD: Now, to present
11 any kind of credible allegation, they must have been
12 referring to something.

13 What is it they're referring to?

14 ATTORNEY M. FITZPATRICK: Commissioner,
15 may I see the piece of paper that you have right in
16 front of you?

17 COMMISSIONER SANFORD: No, you may not.

18 EXECUTIVE DIRECTOR RECKO: How is
19 that -- how is that --

20 (Simultaneous crosstalk.)

21 CHAIRWOMAN REYES: So let the record
22 show that Commissioner Sanford is not being
23 transparent to the residents as he expects the rest
24 of the Commissioners to be.

25 COMMISSIONER SANFORD: I want to know

1 what the accusers are accusing me of.

2 CHAIRWOMAN REYES: Can we just call the
3 vote, Director? This is absolute nonsense.

4 COMMISSIONER SANFORD: No, we're not
5 calling the vote.

6 CHAIRWOMAN REYES: Okay. You don't
7 have call to vote. I'm asking the Director to call
8 the vote.

9 Is there any Commissioner here -- can
10 we have a -- well, we have the motion, correct?

11 COMMISSIONER SEITZMAN: Yes.

12 (Simultaneous crosstalk.)

13 COMMISSIONER SANFORD: Counsel, what is
14 the relevance of the Conscientious Employer
15 Protection Act, the Whistleblower Act, in reference
16 to this retaliatory act of censure against this
17 Commissioner?

18 CHAIRWOMAN REYES: Can we call the
19 vote?

20 COMMISSIONER SANFORD: Counsel, there's
21 a question.

22 ATTORNEY H. FITZPATRICK: You're not an
23 employee of the Authority, I've informed you --

24 (Simultaneous crosstalk.)

25 CHAIRWOMAN REYES: If you're getting

1 paid there's a problem, because neither one of us
2 here, anyone here is getting paid.

3 COMMISSIONER SEITZMAN: We have bigger
4 issues than somebody getting paid.

5 COMMISSIONER SANFORD: That is not --
6 that is not correct, Counsel.

7 You are making an accusation and I have
8 not been noticed, and this is an adverse action that
9 the -- that you, as counsel, are asking the
10 Authority to take. And further, I sent you an
11 e-mail directly asking what resolutions were going
12 to be appearing at this meeting, and you refused to
13 give me any kind of heads-up that this attack, this
14 censure was being considered.

15 CHAIRWOMAN REYES: I'm sorry --

16 COMMISSIONER SANFORD: How is that
17 ethical, Counsel?

18 ATTORNEY H. FITZPATRICK: You got this
19 resolution, Commissioner, the same time that
20 everybody else did. It's not my obligation to give
21 you a heads-up. I have the obligation to the
22 Authority, not to you. And I will tell you that I
23 told you all along you're not an employee of the
24 Authority, you're not subject to that law, you're
25 not protected by that law, but you just ignored me.

1 EXECUTIVE DIRECTOR RECKO: And you
2 received --

3 CHAIRWOMAN REYES: Thank you, Director.

4 EXECUTIVE DIRECTOR RECKO: -- you
5 received this agenda --

6 CHAIRWOMAN REYES: Thank you, Harold.

7 EXECUTIVE DIRECTOR RECKO: -- you
8 received this agenda last Friday.

9 COMMISSIONER RUSSO: Just call the
10 vote.

11 COMMISSIONER SANFORD: Then what --

12 CHAIRWOMAN REYES: Can we further --

13 COMMISSIONER SANFORD: No, don't call
14 the vote. I'm here to defend myself --

15 CHAIRWOMAN REYES: I am saying,
16 Director, can you please call the vote.

17 EXECUTIVE DIRECTOR RECKO: Anthony
18 Forbes?

19 COMMISSIONER SANFORD: This
20 Commissioner states that he is subject to the
21 Conscientious Protection Act --

22 (Simultaneous crosstalk.)

23 CHAIRWOMAN REYES: Director, call the
24 vote.

25 COMMISSIONER SANFORD: -- and that if

1 this Commissioner -- if this Board acts, they are
2 violating the New Jersey LAD Act.

3 CHAIRWOMAN REYES: Director, can you
4 please call the vote?

5 EXECUTIVE DIRECTOR RECKO: Anthony
6 Forbes?

7 COMMISSIONER SANFORD: Councilman --

8 CHAIRWOMAN REYES: Mr. Forbes?

9 COMMISSIONER SANFORD: Councilman
10 Russo, Commissioner Impastato, former Chair Weaver,
11 former Chair Mello, all of these people have made
12 public comments.

13 CHAIRWOMAN REYES: Excuse me. And you
14 have been given enough --

15 COMMISSIONER SANFORD: Go on. Keep
16 laughing. I love this.

17 CHAIRWOMAN REYES: You have been given
18 enough time for public discussion on this matter,
19 and as the Chairwoman I am requesting now that the
20 Director please call the vote.

21 COMMISSIONER SANFORD: Wait, wait.
22 This discussion is not about innocence, is it? This
23 is just --

24 (Simultaneous crosstalk.)

25 CHAIRWOMAN REYES: Director, could we

1 please call the vote?

2 COMMISSIONER SANFORD: -- a pure a
3 political attack.

4 CHAIRWOMAN REYES: Could we please call
5 the vote?

6 I'm not a politician. There's no
7 political --

8 COMMISSIONER SANFORD: Come on, just do
9 it. Do it. I will wear this --

10 CHAIRWOMAN REYES: Thank you.

11 COMMISSIONER SANFORD: -- censure as a
12 badge of honor.

13 CHAIRWOMAN REYES: Thank you.

14 COMMISSIONER SANFORD: Go ahead and do
15 it.

16 CHAIRWOMAN REYES: Director?

17 EXECUTIVE DIRECTOR RECKO: Anthony
18 Forbes?

19 COMMISSIONER SANFORD: A bunch of
20 criminals.

21 EXECUTIVE DIRECTOR RECKO: Anthony
22 Forbes?

23 COMMISSIONER FORBES: Yes.

24 EXECUTIVE DIRECTOR RECKO: Andrew
25 Impastato?

1 COMMISSIONER IMPASTATO: Yes.
2 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
3 COMMISSIONER LEWIT: Yes.
4 EXECUTIVE DIRECTOR RECKO: Barbara
5 Reyes?
6 CHAIRWOMAN REYES: Yes.
7 EXECUTIVE DIRECTOR RECKO: Michael
8 Russo?
9 COMMISSIONER RUSSO: Yes.
10 EXECUTIVE DIRECTOR RECKO: James
11 Sanford?
12 COMMISSIONER SANFORD: No.
13 EXECUTIVE DIRECTOR RECKO: Erica
14 Seitzman?
15 COMMISSIONER SEITZMAN: Yes.
16 CHAIRWOMAN REYES: Thank you.
17 COMMISSIONER SANFORD: The actions of
18 this Board are criminal.
19 CHAIRWOMAN REYES: A motion to close?
20 COMMISSIONER SEITZMAN: Motion.
21 CHAIRWOMAN REYES: To adjourn?
22 All in favor?
23 (Unanimous affirmative voice vote taken at
24 this time.)
25 CHAIRWOMAN REYES: Have a good night.

1 Happy holidays to everyone. Thank you, Staff.

2 (Concluded at 9:01 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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