



HOUSING AUTHORITY
OF THE CITY OF HOBOKEN
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BOARD OF COMMISSIONERS MEETING – September 14, 2023, 7:00pm

PRESENT: Marc Recko, Executive Director
Commissioner Anthony Forbes (Zoom Video 8:04pm)
Commissioner Andrew Impastato
Commissioner Aaron Lewit
Chairperson Barbara Reyes
Commissioner Michael Russo (Absent)
Commissioner James Sanford (Arrived at 7:19pm)
Vice-Chairperson Erica Seltzman

COUNSEL: Matthew Fitzpatrick, ESQ.

STAFF: Lourdes Priestley, Director of Administration
Corinne Shaw, Policy & Public Outreach Analyst
Frank Merchand Director of Management
Emil Kotherithara, Chief Financial Officer (Zoom Video)
Jackle Medina, Maintenance Manager
Sammy Fermlant, Maintenance Supervisor
Natalie Villafane, Manager
Yolanda Sissoko, Manager (Zoom Video)
William Katchen, Fee Accountant (Zoom Video)

MINUTES:

Pledge of Allegiance

Mr. Recko made the roll call; Commissioner Forbes (not present), Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo (Absent), Commissioner Sanford (not present) and Vice-Chair Seltzman were present.

The Chairperson opened the meeting by stating in accordance with the requirements of the Open Public Meetings Law, Chapter 231 of the Public Laws of 1975 of the State of New Jersey, the Board of Commissioners of the Housing Authority of the City of Hoboken announces that the regular September board meeting has been scheduled for Thursday September 14, 2023 at 7:00pm. Notice was sent to The Jersey Journal and Star Ledger on Tuesday, September 5, 2023 as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Tuesday, September 5, 2023 with a copy of the agenda to be posted on the bulletin board in City Hall, Hoboken Library, Hoboken Police Department, and was posted on the Authority website on Tuesday.



PUBLIC COMMENT

EXECUTIVE DIRECTOR REPORT

- 2023-09.01 Resolution Authorizing the Acceptance of the Meeting Minutes of the Board of Commissioners on September 14, 2023.
- Vice-Chair Seltzman made the motion and Chairperson Reyes seconded
- Chairperson Reyes announce Rev. Forbes has been on the meeting
- Commissioner Sanford and ask a question and a discussion ensues.
- Commissioner Sanford made a motion and no one seconded "Motion failed.
- Chairperson Reyes requested to revised the Commissioners By-Laws.
- There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo (Absent), and Vice-Chair Seltzman, voted "Yes". Commissioner Sanford, voted "No".
- 2023-9.02 Resolution Authorizing the Payment of the Monthly list of Bills.
- Vice-Chair Seltzman made the motion and Chairperson Reyes seconded
- Commissioner Impastato and Commissioner Sanford ask a question and a discussion ensues.
- There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo (Absent), and Vice-Chair Seltzman, voted "Yes". Commissioner Sanford, voted "No".
- 2023-09.03 Resolution to Extend the Contract for the Maintenance and Servicing of Bollers and Associated Mechanical Equipment.
- Vice-Chair Seltzman made the motion and Chairperson Reyes seconded



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

2023-09.04 Resolution to Extend the Contract for the Trash Chute Maintenance Services.

Vice-Chair Seltzman made the motion and Chairperson Reyes seconded

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

2023-09.05 Resolution to Award a Contract for Sprinkler Head Replacement.

Vice-Chair Seltzman made the motion and Chairperson Reyes seconded.

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

2023-09.06 Resolution to Approve an Amended Budget for the Fiscal Year Ending September 30, 2024

Vice-Chair Seltzman made the motion and Chairperson Reyes seconded.

William Katchen, CPA spoke to the board

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



2023-09.07 Resolution to Adopt the Annual and Capital Budget Program for the Fiscal Year Beginning October 1, 2023 and Ending September 30, 2024

Vice-Chair Seltzman made the motion and Chairperson Reyes seconded.

William Katchen, CPA spoke to the board

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

2023-09.08 Resolution to Amend the Fox Hill Gardens Management Agreement with Housing for Hoboken, inc..

Vice-Chair Seltzman made the motion and Chairperson Reyes seconded.

Commissioner Sanford and ask a question and a discussion ensues.

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

Commissioner Impastato and Commissioner Sanford, voted "No".

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

2023-09.09 Resolution to Amend a New Authority Procurement Policy

Commissioner Sanford made the motion and Commissioner Impastato seconded.

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



Commissioner Impastato made a state that Commissioner Seitzman told Commissioner Lewit to vote No and wanted It to be recorder.



Commissioner Sanford made a motion and no one seconded "Motion failed.

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

2023-09.10

Resolution to Rename the 411 Marshall Drive Community Room in Honor of Annie L. Forbes

Chairperson Reyes read a statement regarding Anne L. Forbes

Commissioner Impastato made the motion and Commissioner Sanford seconded.

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

NEW BUSINESS

Commissioner Sanford Tabled

Chairperson Reyes ask if all in favor of adjournment.

Motion to Adjourn

Commissioner Impastato motion and Vice-Chair Seltzman seconded

All board members answered in the affirmative.

(The meeting concluded at 10: 24PM)