



# HOUSING AUTHORITY OF THE CITY OF HOBOKEN

400 HARRISON STREET, HOBOKEN, N.J. 07030  
(201) 798-0370  
FAX (201) 798-0164



BOARD OF COMMISSIONERS MEETING – July 18, 2019, 7:00pm

**PRESENT:** Marc Recko, Executive Director  
Commissioner Hovie Forman  
Commissioner Andrew Impastato  
Commissioner Aaron Lewit  
Chairperson David Mello (via telephone)  
Vice Chairperson James Sanford

**COUNSEL:** Harold Fitzpatrick, ESQ.

**STAFF:** Lourdes Priestley, Director of Administration  
Richard Goddin, Director of Maintenance  
Emil Kotherithara, Chief Financial Officer

**MINUTES:**

The Vice Chairperson opened the meeting by stating that 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 board meeting which has been scheduled for Thursday July 18<sup>th</sup>, 2019 at 7:00pm in Fox Hill Gardens, 311 13<sup>th</sup> Street, Hoboken, NJ. Notice was sent to The Jersey Journal and Star Ledger on Wednesday, July 10<sup>th</sup>, 2019, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Wednesday, July 10<sup>th</sup>, 2019, with copy of the agenda to be posted on the bulletin board in City Hall, Hoboken Library and Hoboken Police Department.

Mr. Recko made the roll call; Commissioner Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford were present.

Pledge of Allegiance

## PUBLIC COMMENT

## EXECUTIVE DIRECTOR REPORTS

2019-07.01 Resolution authorizing the acceptance of the Minutes of the Regular Meeting of the Board of Commissioners on June 13, 2019

Commissioner Impastato made the motion and Commissioner Lewit seconded.



There being no questions, comments or discussion, Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford voted "Yes".

2019-07.02 Resolution authorizing the payment of the monthly list of bills

Commissioner Impastato made the motion and Commissioner Forman seconded.

Commissioner Impastato asks 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 Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford voted "Yes".

2019-07.03 Resolution of the Housing Authority of the City of Hoboken to increase the amount of the contract for Physical Security System Enhancements

Commissioner Impastato made the motion and Commissioner Forman seconded.

Mr. Recko provides some background.

There being no further questions, comments or discussion, Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford voted "Yes".

2019-07.04 Resolution of the Housing Authority of the City of Hoboken to increase the amount of the contract for a Security Equipment Room at Monroe Gardens

Commissioner Forman made the motion and Commissioner Impastato seconded.

Mr. Recko provides some background 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 Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford voted "Yes".



2019-07.05 Resolution of the Housing Authority of the City of Hoboken to increase the amount of the contract for partial window replacements at Andrew Jackson Gardens and Christopher Columbus Gardens

Commissioner Impastato made the motion and Commissioner Forman seconded.

Mr. Recko provides some background 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 Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford voted "Yes".

2019-07.06 Resolution of the Housing Authority of the City of Hoboken to award a contract for trash chute maintenance services

Commissioner Forman made the motion and Commissioner Lewit seconded.

Mr. Recko provides some background.

There being no further questions, comments or discussion, Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford voted "Yes".

2019-07.07 Resolution of the Housing Authority of the City of Hoboken to award a contract for exterminating services

Commissioner Impastato made the motion and Commissioner Forman seconded.

Mr. Recko provides some background.

There being no further questions, comments or discussion, Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford voted "Yes".

2019-07.08 Resolution of the Housing Authority of the City of Hoboken authorizing the approval of the 2020 agency plan

Commissioner Impastato made the motion and Commissioner Forman seconded.

Mr. Recko provides some background.



There being no further questions, comments or discussion, Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford voted "Yes".

2019-07.09 Resolution of the Housing Authority of the City of Hoboken to adopt and approve the single audit for fiscal year ended 10/1/2017 – 9/30/2018 conducted by Polcari & Company CPA

Commissioner Impastato made the motion and Commissioner Forman seconded.

Michael Maurice of Polcari & Company CPA provides some background on the resolution 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 Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford voted "Yes".

2019-07.10 Resolution of the Housing Authority of the City of Hoboken approving the AMP budgets

Commissioner Impastato made the motion and Commissioner Forman seconded.

William Katchen, Fee Accountant provides some background on the resolution 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 Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford voted "Yes".

2019-07.11 Resolution of the Housing Authority of the City of Hoboken authorizing the approval of the annual & capital budget for the fiscal year October 1, 2019 through September 30, 2020

Commissioner Impastato made the motion and Commissioner Forman seconded.

William Katchen, Fee Accountant provides some background on the resolution.

There being no further questions, comments or discussion, Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forman, Commissioner



Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford voted "Yes".

2019-07.12 Resolution of the Housing Authority of the City of Hoboken to authorize the Executive Director of the Authority to cooperate with the City of Hoboken in submission of an application to the New Jersey Board of Public Utilities Community Solar Energy Pilot Program

Commissioner Impastato made the motion and Commissioner Forman seconded.

There being no questions, comments or discussion, Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford voted "Yes".

2019-07.13 Resolution of the Housing Authority of the City of Hoboken to reject all bids for extraordinary capital improvements and authorize negotiation of a contract for same

Commissioner Impastato made the motion and Commissioner Forman seconded.

Mr. Recko provides some background.

There being no further questions, comments or discussion, Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello and Vice Chairperson Sanford voted "Yes".

#### NEW BUSINESS

Vice Chairperson Sanford asks if all in favor of adjournment.

All board members answered in the affirmative.

(The meeting concluded at 9:35pm)

