



HOUSING AUTHORITY OF THE CITY OF HOBOKEN

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BOARD OF COMMISSIONERS MEETING – September 12, 2019, 7:00pm

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

COUNSEL: Matthew Fitzpatrick, ESQ.

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

MINUTES:

Pledge of Allegiance

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

The 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 September 12th, 2019 at 7:00pm in Adams Gardens, 220 Adams Street, Hoboken, NJ. Notice was sent to The Jersey Journal and Star Ledger as notification to the general public of said meeting and sent to the City Clerk of Hoboken with copy of the agenda to be posted on the bulletin board in City Hall, Hoboken Library and Hoboken Police Department.

PUBLIC COMMENT

EXECUTIVE DIRECTOR REPORT

2019-09.01 Resolution authorizing the acceptance of the Minutes of the Regular Meeting of the Board of Commissioners on August 8, 2019

Vice Chairperson Sanford 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".

2019-09.02 Resolution authorizing the payment of the monthly list of bills

Commissioner Impastato made the motion and Vice Chairperson Sanford 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".

2019-09.03 Resolution of the Housing Authority of the City of Hoboken to renew membership in the New Jersey Public Housing Joint Insurance Fund

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".

2019-09.04 Resolution of the Housing Authority of the City of Hoboken adopting the annual and capital budget/program for the fiscal year beginning October 1, 2019 and ending September 30, 2020

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".

2019-09.05 Resolution of the Housing Authority of the City of Hoboken to authorize the procurement of a contract for fully-integrated Housing Authority software by the competitive contracting process



Commissioner Impastato made the motion and Chairperson Mello seconded.

Chairperson Mello opens a discussion.

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".

2019-09.06 Resolution of the Housing Authority of the City of Hoboken to extend the contract for the maintenance and servicing of boilers and associated mechanical equipment

Commissioner Forman made the motion and Commissioner Impastato seconded.

A brief 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".

2019-09.07 Resolution of the Housing Authority of the City of Hoboken to award a contract for dwelling unit improvements at Andrew Jackson Gardens, Harrison Gardens and Adams 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".

2019-09.08 Resolution of the Housing Authority of the City of Hoboken to award a contract for general construction services

Vice Chairperson Sanford 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".

2019-09.09 Resolution of the Housing Authority of the City of Hoboken to appoint two community trustees to the Board of Housing for Hoboken, Inc.

Commissioner Impastato made the motion and Vice Chairperson Sanford seconded.

Chairperson Mello makes a motion to amend the resolution to include the names Councilwoman Vanessa Falco and Mark Villamar as the community trustee members. Vice Chairperson Sanford seconded.

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

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".

2019-09.10 Resolution of the Housing Authority of the City of Hoboken to authorize the Executive Director to negotiate an increase in the amount of the contract for licensed land surveyor services

Commissioner Forman made the motion and Vice Chairperson Sanford 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".

2019-09.11 Resolution of the Housing Authority of the City of Hoboken to enter into closed session to discuss matters that fall within the attorney-client privilege

Vice Chairperson Sanford made the motion and Commissioner Impastato 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".

CLOSED SESSION

Commissioner Impastato make a motion to adjourn and Commissioner Forman seconded.

All board members answered in the affirmative.

(The meeting concluded at 9pm)

