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3 REGULAR MEETING OF THE BOARD :
4 OF COMMISSIONERS OF THE HOBOKEN : Thursday
5 HOUSING AUTHORITY OF THE CITY OF : July 18, 2019
6 HOBOKEN : 7 p.m.
7 - - - - - X

8
9 Held At: Fox Hill Gardens
10 Community Room
11 311 13th Street
12 Hoboken, New Jersey

13 B E F O R E:

14 Marc A. Recko, Executive Director
15 Chairman David Mello (via telephone)
16 Vice Chair James Sanford
17 Commissioner Hovie Forman
18 Commissioner Andrew Impastato
19 Commissioner Aaron Lewit

20 A P P E A R A N C E S:

21 FITZPATRICK & WATERMAN, ESQS.
22 BY: HAROLD FITZPATRICK, ESQ.
23 Attorneys for the Board.

24 A L S O P R E S E N T:

25 Emil Kotherithara, CFO
26 Lourdes Priestley, Director of Administration
27 Paula Braxton, Maintenance Supervisor
28 Richard Fox, Consultant
29 Daniel Perez, Resident Services Director

30 PHYLLIS T. LEWIS
31 CERTIFIED COURT REPORTER
32 CERTIFIED REALTIME COURT REPORTER
33 (732) 735-4522

1 VICE CHAIR SANFORD: I call everybody
2 to their seats. I call for everybody's attention.

3 Okay. I would like to start the Open
4 Public Meetings Act, the announcement regarding
5 notice.

6 I would like to advise those present
7 that notice of this Regular Meeting of the Housing
8 Authority of the City of Hoboken has been provided
9 to the public in accordance with the provisions of
10 the Open Public Meetings Act, and that notice of the
11 Regular Meeting, Regular Monthly July's Board
12 Meeting, has been scheduled for Thursday, July 18th,
13 2019, was sent to The Jersey Journal and The
14 Star-Ledger on Wednesday, July 10th, 2019, as
15 notification to the general public of said meeting
16 and sent to the City Clerk of Hoboken on Wednesday,
17 July 10th, 2019, with a copy of the agenda to be
18 posted on the bulletin board in City Hall, Hoboken
19 Library and the Hoboken Police Department.

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

24 Director, can we have a roll call,
25 please?

1 EXECUTIVE DIRECTOR RECKO: Yes, you
2 can.
3 J. Burrell?
4 H. Forman?
5 COMMISSIONER FORMAN: Here.
6 EXECUTIVE DIRECTOR RECKO: A.
7 Impastato?
8 COMMISSIONER IMPASTATO: Here.
9 EXECUTIVE DIRECTOR RECKO: A. Lewit?
10 COMMISSIONER LEWIT: Here.
11 EXECUTIVE DIRECTOR RECKO: D. Mello?
12 CHAIRMAN MELLO: Present.
13 EXECUTIVE DIRECTOR RECKO: J. Sanford?
14 VICE CHAIR SANFORD: Present.
15 Can we all please stand for the Pledge?
16 (Pledge of Allegiance recited)
17 VICE CHAIR SANFORD: Thank you.
18 So we have done the roll call and the
19 announcement of the Open Public Meetings Act.
20 Is there anybody for the public comment
21 period?
22 EXECUTIVE DIRECTOR RECKO: Yes. We
23 have some people signed up right here.
24 COMMISSIONER IMPASTATO: I got it.
25 VICE CHAIR SANFORD: Thank you.

1 The first person is Ms. Carmen Vega.

2 MS. VEGA: Good evening, everybody.

3 My name is Carmen Vega. I am in
4 Apartment 6E with my mother, Alisa Guzman.

5 THE REPORTER: I'm sorry. Can you talk
6 louder, please?

7 MS. VEGA: Sure.

8 My mother is Alisa Guzman, G-u-z-m-a-n.

9 The reason I am here is because my
10 neighbor next to me, she is here present. They were
11 saying rumors, which I don't know how true anything
12 is any more. I don't listen to rumors. I like
13 facts, that there was a situation.

14 Now, the situation here is that I am
15 her next door neighbor, so I know for a fact that
16 they are fumigating her house. I don't know how
17 many times, I think it's three. But the problem is
18 that my mother was told that there is nothing in my
19 apartment, which I hope to God that there is not to
20 begin with.

21 But if that is the case, then I would
22 like for my house to be fumigated, because the
23 tenants on my side, they are not here to complain,
24 but they have come to me publicly and complained to
25 me, and I am in a situation that that is not

1 anything that I need in my house or any sort of
2 problems, but that is all I came to address today.
3 There is nothing else.

4 I know it is probably a little minor
5 thing for some people, but it's not happening to
6 you. And it is true, it is happening to me, which I
7 am next door, so I am pretty sure she will be given
8 the opportunity to speak for her own, but I am here
9 just to say that. That is all.

10 And I hope everybody is having a great
11 summer so far.

12 VICE CHAIR SANFORD: Thank you.

13 The next speaker is Jamie Figueroa.

14 MR. FIGUEROA: How are you?

15 Good evening, Commissioners, Director,
16 everybody.

17 I am Jamie Figueroa. I live in the
18 building, Apartment 5C.

19 I am here about the parking area. I
20 have been given the privilege of having a parking
21 space as a resident, and I don't have to pay for it,
22 so I thank everybody who made it possible for me to
23 have that convenience.

24 But that is not the problem. For
25 years, that parking lot has been unsafe. I will

1 tell you why. The commerce around here, people come
2 to purchase something, they park in our lot.

3 I am in a handicapped area. Behind me
4 there is a dumpster. It doesn't bother me because
5 that is for the good of the Housing Authority. But
6 in areas specifically behind my car, people are
7 parking that don't live here. Okay?

8 First of all, they are trespassing and
9 they're breaking the law. You don't live here, you
10 shouldn't be in that parking lot at any time.

11 I told the tenant that that individual
12 visits, I told her very nicely: Tell your friend he
13 is not supposed to come into the parking lot. Like
14 everybody else, he has to look for a parking space.

15 The day I saw him, I called him like a
16 man to the side, and I said: Listen, you can't be
17 parking there. You are causing me a great
18 inconvenience. I am causing inconvenience to the
19 lady that parks next to me because I can't come in
20 during my turn, because I am going too close to her
21 car, and she can't get in and out of her car.

22 That's number one.

23 Number two: When I have to leave, I
24 have to make five or six turns or maneuvers to get
25 my car in the position where I can pull out.

1 So he didn't like it. He went
2 upstairs, came back down in a rage. He said to me:
3 Oh, you cursed at my girlfriend when you told her I
4 couldn't park here.

5 I said: Wait a minute, wait a minute.
6 I didn't do that, and I don't believe she told you I
7 cursed at her.

8 That is number one.

9 If you want to threaten me, I will
10 defend myself in whatever way I have to, either in
11 an extreme or a subtle way, I will defend myself,
12 but the biggest problem goes further than that.

13 I blame the Commission and I blame
14 Hoboken Housing because for years those gates have
15 been closed -- broken, okay? They put a band-aid on
16 it. They lied to people, we are going to fix it,
17 we're going to fix it, and it doesn't get down.

18 It is not the fault of the people who
19 lose their temper against one another, where if the
20 Hoboken Housing Authority had had those damn things
21 fixed, we would be, number one, safe, and number
22 two, only people who live here and have a parking
23 space to get in and out, and it's wrong, so I blame
24 you people.

25 Get it done, so that we don't have to

1 go through this aggravation, and make sure that
2 everybody knows, especially the tenants, that their
3 friends and their family members are not supposed to
4 be in the parking area unless they live here, number
5 one, and/or have a parking space.

6 Thank you very much. Get it done.

7 VICE CHAIR SANFORD: Thank you.

8 Next speaker, Migdalia Ubinas.

9 MS. UBINAS: Hello. How are you today?

10 I just want to say a few things about
11 the karate at the Housing Authority --

12 THE REPORTER: I'm sorry. Can you talk
13 a little louder?

14 MS. UBINAS: Yes. I am here to speak
15 about the karate program in the Housing Authority.

16 JARELY: Shihan Ray Rodriguez' karate
17 program --

18 THE REPORTER: I'm sorry. I can't hear
19 you. Can you talk over by me.

20 What is your name?

21 JARELY: Jarely, J-a-r-e-l-y,

22 Shihan Ray Rodriguez' karate program is
23 great for kids, because it helps you focus, and it
24 helps you put everything you got into your work, and
25 I was struggling in school, and he helped me, and

1 now I am doing great in school.

2 He is a really good teacher. He works
3 hard on us, but he always has fun with us, too. He
4 is a great teacher.

5 MS. UBINAS: He's a great mentor. We
6 wanted to share that. We appreciate it.

7 EXECUTIVE DIRECTOR RECKO: Thank you.

8 (Applause)

9 Thank you.

10 VICE CHAIR SANFORD: Thank you.

11 The next speaker is Stef Martinez.

12 MR. MARTINEZ: Hi, guys.

13 THE REPORTER: Can you talk louder?

14 MR. MARTINEZ: Stef Martinez. I am
15 here --

16 COMMISSIONER LEWIT: Turn sideways
17 maybe, so everybody can hear you.

18 MR. MARTINEZ: I am here to talk about
19 Shihan Ray's karate program.

20 When I first met him, I was probably
21 like in the seventh or eighth grade. I am now in
22 college. I don't know what year, but I was a
23 completely different person than I am now.

24 Right now, I -- well, to start off, I
25 was a completely different gender. I was different

1 in everything, and I always struggled with that.
2 But with him, it was always a family thing, where
3 we -- no matter who you were, what you believed in,
4 what you thought, he was always there as a father
5 figure for you, and you could always talk about
6 anything you needed to.

7 Last year I actually had gone through a
8 lot of dramatic experiences with my family, and the
9 first person I called was him to talk about it.

10 This program helped so many people in
11 so many different ways. I had a lot of anger issues
12 growing up. I would always talk with my fists
13 instead of verbally talking with people until I met
14 him.

15 I am now so much calmer, thank God, but
16 I just wanted to say that he is such an amazing guy
17 in this community, so pure, like he is a pure man.
18 He is the best person in my life since like my
19 father, and I feel like he is like that for a lot of
20 people here.

21 (Applause)

22 VICE CHAIR SANFORD: Next speaker is
23 Former Commission Barbara Reyes. Welcome back.

24 MS. REYES: How are you?

25 Barbara Reyes, 311 Harrison.

1 So I am here to speak on a number of
2 issues, not only pertaining to myself as a resident,
3 but also other residents in the Housing Authority.

4 One of the issues that I see that they
5 are having over by 518 Jackson Street, and I had
6 made this known to several people at the Housing
7 Authority, is that the doors there do not always
8 work.

9 I know personally, I believe it is 520,
10 they are just kept open all the time. I feel like
11 we spent so much money on locking those doors, they
12 really should be locked and not open all of the
13 time, so that is one of the issues in those three
14 buildings there.

15 The other issue right in front of 518,
16 there is a brick that is missing when you come off
17 the steps to the right. I mentioned it a few times,
18 and to date this has not been fixed.

19 My issue is that we have not only a
20 client of ours that lives in that building on the
21 second floor, she is also disabled, and it makes it
22 very difficult for her because she is right-handed,
23 so she puts her weight towards her right side, and
24 the issue is on the right side, so she can't hold on
25 to the bannister and go down that way because of the

1 brick missing there. She may fall and hurt herself
2 and break her ankle, so now her sons have to come
3 and help her down.

4 So I can give you further information
5 later about the individual, but that is really a
6 hazard. I feel we shouldn't have to wait for
7 somebody to get hurt to get that fixed. It's
8 basically a brick that needs to be put there, and it
9 should resolve the problem.

10 The next thing was that there are a lot
11 of bikes there in that area. There are a lot of
12 children that live there, and I see that a lot of
13 them, they put the bikes together and they lock them
14 with a big chain next to the building.

15 One of the residents there said: Would
16 it be possible if the Housing Authority could
17 provide a bike rack for the children to tie their
18 bikes there.

19 I don't see that being a big issue or a
20 bad thing. It would probably make it look nicer
21 than them just being tied together. But if that is
22 something that you guys can look into, I am sure
23 that those residents in 518 Jackson in that area
24 would appreciate it.

25 My next issue is yesterday, we all know

1 we had a big storm. Hoboken was under water. The
2 Housing Authority, the first floors got hit hard. I
3 had one of my employees who lived on the third
4 floor. His bathroom and his tub was overflowing.
5 The Family Resource Center, the same thing happened.
6 We overflowed. We didn't find out till this
7 morning.

8 But it has come to our attention from
9 other individuals who have been here long enough,
10 that in the past when storms like that did happen,
11 the caps down in the basement were actually taken
12 off, so that this issue wouldn't happen where
13 everything went back into the sinks and the tubs.

14 I know that somebody mentioned that it
15 is state law that they have to be capped. But if it
16 was happening before, and they were able to do it in
17 the case where we knew we were going to have a storm
18 and then just capped them the next day, I think we
19 would all -- it would relieve us all of a headache
20 being that then the residents wouldn't be calling
21 and saying my house is overflowing with water, and
22 it is sewer water, so it is frustrating.

23 So if you guys -- and maybe that is
24 something, Director, you can look into and maybe
25 implement it only when storms are announced, so that

1 is another thing.

2 One other thing is the programming. I
3 know that the karate program is an amazing program.
4 I never said anything bad about the program. I know
5 that unfortunately, the Housing Authority doesn't
6 have money to fund every program, but the karate
7 program is one of the programs that does get funded.

8 And I was just thinking, would it be
9 possible to divide the funding among other entities,
10 if possible, so that -- because actually they are
11 all helping the children of the Housing Authority.

12 The services that they are providing
13 are a needed service, and nobody is not saying it is
14 not a needed service, but maybe just doing it
15 evenly, if we have people that are interested in it,
16 opening it up, where maybe in the new budget year,
17 maybe you guys can consider it. I think it would
18 make it fair to everyone, where somebody --
19 everybody gets a little bit of everything.

20 Lastly, Director, I know I spoke to you
21 about this at Harrison Gardens. It is just
22 terrible. It's terrible. I mean, the doors got
23 better. They are locked. Unfortunately, they are
24 taping them again and they put paper and tape them
25 and take it off, it is just such an ongoing issue

1 there with the hanging out, the drinking. It starts
2 Wednesday to Sunday until 8 o'clock in the morning.

3 That is not fair. I mean, I work
4 Monday through Friday. I have to go to sleep.

5 These people have speakers, drinking,
6 smoking. You name it, they are doing it out there.

7 For the Fourth of July, I am sure
8 anybody who lives in the Housing Authority property
9 couldn't sleep because they were doing it all night.

10 Lately it's been the fights. I think
11 we just need to figure something out about that
12 specific area. It is getting dangerous, and it is
13 also difficult for the residents that live there.

14 So thank you, guys, I hope you guys
15 consider doing something in that area. Okay.

16 VICE CHAIR SANFORD: Thank you.

17 Our next speaker is Bonnie.

18 MS. TOADVYN: Hi.

19 I am supposed to look at you, right?

20 THE REPORTER: Yes.

21 MS. TOADVYN: My name is Bonnie
22 Toadvyn, T, as in Tom, o-a-d, as in dog, v, as in
23 Victor, y-n.

24 THE REPORTER: Thank you.

25 MS. TOADVYN: And I have bugs. You

1 know, I lived here for years and never saw one. The
2 bug guys are very, very good. But then he came, I
3 believe in May, and I told him I have seen some
4 bugs. I saw one drop down from the ceiling, and he
5 put things up there, you know, where he said we can
6 find out where they are coming in and solve the
7 problem.

8 Well, I never saw anybody again, and
9 the problem just kept getting worse, and then I
10 found I was getting bitten here and getting bitten
11 here. They are bed bugs. They're fleas. They're
12 something that itch. So I went and got the bed bug
13 stuff, you know, the can, the bug stuff, so I could
14 try to kill these things because nobody was showing
15 up.

16 Then somebody must have complained
17 because Danny came up, and he said: What did you
18 have in your hand?

19 Well, I had the can of bug spray.
20 Maybe somebody thought I had a bomb, but if I bomb
21 anything, it will be the bugs.

22 (Laughter)

23 But, you know, then they came on the
24 first, and said they would be back on the second
25 with bug spray, and the day after that, the fourth,

1 to spray again. Well, I never saw anybody until the
2 day before yesterday, and then they came in today.
3 They said, yes, this is not looking good.

4 But I mean, it has been a total fiasco
5 of miscommunication. Nobody has done what they said
6 they were going to do. Nobody has followed through,
7 and here I am terrorized.

8 I mean, I can find an enemy I can think
9 of when I can't see them, and those little vampires
10 are after me, I'm terrorized. I was worried about
11 Carmen and Rosy, you know, because bugs do not have
12 a tendency to stay where they are. I am worried
13 about the whole floor up and below.

14 So the guy said they would be back in a
15 couple of days, and then they said they found some,
16 and I will help Danny take the side boards off, so
17 all you have to do is show me how to start. I am a
18 maniac. I will get it done, but help me. That's
19 all. Help us.

20 VICE CHAIR SANFORD: Thank you.

21 The next speaker is Eileen.

22 MS. HUELLIG: My name is Eileen
23 Huellig.

24 Okay, and my complaint is smoking in
25 the building. Okay? I brought it to the attention,

1 okay, and letters were given out. Unfortunately,
2 okay, there are five people that visit this person
3 and all five people smoke.

4 When the door opens up, I have to use
5 my ventilator, because I have not used it in six
6 months. I have to hold my mouth and literally stop
7 breathing just to get to the next apartment.

8 I don't like complaining, but I can't
9 handle it. I am sorry. I choke. I gag, okay? And
10 if I got to go to the hospital, somebody is going to
11 pay the bill.

12 I am just informing you of what is
13 going on, and I appreciate it.

14 Thank you.

15 VICE CHAIR SANFORD: The last speaker
16 is Adrienne.

17 ADRIENNE: Adrienne, 560 Marshall
18 Drive.

19 I read this article on Hudson County
20 View. It is interesting to say the least. Politics
21 never will leave the Housing Authority as long as
22 the Board allows it, and it keeps happening and
23 happening. It doesn't matter. It is not going
24 anywhere.

25 I got a copy of this when I asked for a

1 copy of my re-determination for my lease. We are
2 supposed to hand in two pay stubs for biweekly, four
3 pay stubs for weekly, which is what I always do.

4 Apparently now it is stating six pay
5 stubs per weekly, and four pay stubs for biweekly.
6 I don't know how you could do any correct math to
7 get a correct monthly amount, by using more than
8 what is in a month. Two plus two is four, okay, and
9 four is one month. There are approximately four
10 weeks in every month.

11 My manager decided -- and I have gotten
12 the issue rectified, but the manager decided to add
13 everything he found on my earned -- in a third-party
14 verification form to get my income.

15 I said that is not how it works, and
16 never in all of my years living here has the
17 third-party verification form determined somebody's
18 rent.

19 Now it is, and to include a college
20 student's income prior to graduation, it's not
21 supposed to happen. And my son's was included,
22 which it wasn't supposed to be. I had to go down to
23 Libia to have everything redone and recalculated to
24 get the proper number.

25 So something has to give. Something

1 has to be monitored. I mean, I don't want everybody
2 running down to Libia, but let's get it done
3 correctly the first time, so that nobody has to go
4 back and do it again, and I sent emails to some of
5 you to back up what I was saying,

6 VICE CHAIR SANFORD: Thank you.

7 That ends the public comment period.

8 The next up is the Director's report.

9 Director?

10 EXECUTIVE DIRECTOR RECKO: Thank you.

11 In my Director's report, I have our
12 vacant unit information included there for you as
13 Attachment A. You will see that our vacancies
14 continue to edge up a little bit, because we are
15 continuing to hold units aside for our elevator
16 relocation project that we have coming up, so we are
17 working in keeping HUD apprised of that.

18 Our work order status report overall
19 looks good. We closed about 589 work orders this
20 past period with about a hundred outstanding, which
21 is not uncommon for about a week on a normal
22 business.

23 On Attachment C, I gave you the
24 answering service call-in data and our manager
25 action reports.

1 I have included something we may be
2 talking about later, which is the karate program
3 report and attendance as Attachment E, and as
4 Attachment F our Housing for Hoboken trustee
5 application.

6 The Security Committee did not meet.

7 The Facilities and Capital Improvements
8 Committee did meet yesterday.

9 We reviewed our Housing Finance Agency
10 projects. We reviewed our RAD program and 2020
11 capital fund plan as we go into 2020. Part of that
12 is something that you will see reflected in the
13 annual and five-year plans tonight.

14 Personnel did not meet.

15 The Finance Committee did meet on July
16 10th. We reviewed the year-to-date budget status.
17 We discussed items for the year 2020 budget, and
18 reviewed our fiscal year ending audit with the
19 auditor and fee accountant.

20 Our auditor and our fee accountant are
21 in the house tonight and they will be talking to you
22 shortly.

23 The rest of the committees did not
24 meet.

25 You will see in my report, I did do a

1 response on the public session issues from last
2 month. Any comments, questions on those?

3 Overall I hope they were resolved.

4 I was approached this past month by a
5 project and asked for the Housing Authority to
6 partner up and collaborate with the City of Hoboken
7 for what is called the Community Solar Project.

8 That project would not entail building
9 solar facilities or equipment on our property.

10 However, because of the State program, it would
11 allow us to lock and reduce utility rates over time.

12 I do believe that Ms. Bella Gable is here. There
13 you are --

14 MS. FRANK: No. I'm Pam Frank
15 actually.

16 EXECUTIVE DIRECTOR RECKO: What's that?

17 MS. FRANK: It's Pam Frank.

18 EXECUTIVE DIRECTOR RECKO: Oh, I'm
19 sorry.

20 Oh, Bella couldn't make it. Oh, I'm so
21 sorry. So Ms. Frank, I'd like to introduce you.
22 Pam, if you could take a stand right there, you will
23 be great. Stand right there. We'll put you right
24 up against the pillar, so everyone can hear you.

25 MS. FRANK: How's that?

1 EXECUTIVE DIRECTOR RECKO: And you are
2 going to tell us about the Community Solar Program
3 and what it means --

4 MS. FRANK: I am.

5 And I brought some paper copies, if any
6 folks want it for information after I finish
7 speaking about this, you're more than welcome to
8 take a copy.

9 THE REPORTER: Can I just have your
10 name?

11 MS. FRANK: Here. I'll give you my
12 card. It's Pam Frank, like a hot dog.

13 I have been involved in solar for many,
14 many years and in this state for a really long
15 time -- I'm sorry, I don't mean to have my back to
16 you -- for a really long time, anybody who has lived
17 in an apartment complex or in a house that has shade
18 on a roof hasn't been able to take advantage of
19 solar.

20 And the thing about solar energy, as
21 everybody understands, is the sunshine is free.
22 Nobody is charging us for it. And as a result, the
23 cost of solar electricity could be less expensive
24 than the cost of electricity we are getting today.

25 So there is a law that went into

1 effect. It was signed about a year ago that allows
2 for something called community solar. And as was
3 explained, it is sort of interesting in that you
4 don't have to actually build it here on site, but it
5 can actually be built anywhere in the utility
6 territory, and you all get the benefit of that
7 electricity.

8 So it is kind of more like a billing
9 innovation that's going on, but the important point
10 is we are finally able to offer the benefits of
11 renewable energy to communities that don't live in a
12 house, that has a perfect south facing roof, and it
13 takes away, you know, upfront costs as well, so we
14 are doing this as a partnership.

15 The City of Hoboken, we work with the
16 City of Hoboken, on behalf of the City of Hoboken,
17 and we are doing this in partnership. We are
18 looking to provide this electricity for folks like
19 yourselves.

20 Now, it is pilot project, which means
21 the state has never done this before, and so it is
22 very competitive. There is only going to be a few
23 select projects that will be selected to do this.

24 We think we have a really good case to
25 make here in the City of Hoboken, and that is why we

1 are so excited about the project.

2 So I will give you a couple of ideas
3 here about the benefits of this, right?

4 So there are savings to everybody who
5 pays for electricity, and because the Housing
6 Authority has a pretty sizable electricity bill,
7 this opportunity would offer the ability to reduce
8 those costs, and there is an open question when we
9 make the application, okay, well, then how are we
10 going to get those benefits, that cost savings?

11 What is the best way to benefit you all
12 with those cost savings and benefit the buildings in
13 which you are living?

14 So we are not, I don't think the city,
15 certainly not myself, is in a position to tell you
16 what the benefits should be. I think that is a
17 process that will be determined with obviously your
18 input, these folks here to figure out.

19 Once we have a firm understanding of
20 what those savings will be, and there is a process
21 here. I said it is competitive. So we are going to
22 make an application, probably find out by the end of
23 the year whether or not we win it, and then we start
24 a process where we go out into market, and we get
25 different bids.

1 And if we find a bid that is
2 acceptable, that is going to lock in savings for an
3 extended period of time that's guaranteed, we will
4 contract with that, and then we know exactly what
5 kind of benefits we are talking about, and we can
6 come back and have a more sort of a full
7 conversation about how to share benefits.

8 Yes.

9 ADRIENNE: Can that type of thing be
10 used with people who need oxygen tanks or who are
11 hooked up with electricity?

12 MS. FRANK: Yes. So nothing changes.
13 In other words, nothing -- the solar system is sort
14 of off in another location.

15 You still plug into your outlets, and
16 everything works just as it did before. In fact, if
17 you have a problem with the power or the building,
18 you call your utility or these folks would call the
19 utility and complain just like they have before, so
20 nothing actually physically will change.

21 The only thing that will change for the
22 better is there will be some savings.

23 ADRIENNE: It doesn't make any sense to
24 me.

25 VICE CHAIR SANFORD: Excuse me, Ms.

1 Frank. I am going to give you two more minutes to
2 wrap up.

3 MS. FRANK: Oh, sure. Okay.

4 So I would like to take an opportunity,
5 if there are any questions anybody has about the
6 program and how it works. If it is a little
7 confusing, I will explain it this way, right?

8 Typically the Housing Authority gets
9 the bill for the electricity, and I am going to make
10 up a number and say, let's say that electricity
11 costs 20 cents per kilowatt hour, and that is what
12 you are paying today.

13 We are going to go out to the
14 community. We're going to ask for bids, and we're
15 are going to say how low could you get that price.
16 We want it to be below 20 cents, and we want it to
17 be below 20 cents for a period of ten or 15 years

18 They are going to come back, and
19 they're going to give us their bids. Some of them
20 may say 19 cents. Some of them may say ten cents,
21 and we don't know until we actually go out into the
22 market, but the point is, there's going to a
23 savings, and that is what it is. It's a positive
24 program I think for everybody who will be involved
25 in it and hopefully we will be lucky enough to get

1 chosen.

2 EXECUTIVE DIRECTOR RECKO: Thank you,
3 Pam.

4 VICE CHAIR SANFORD: If there are any
5 questions for Ms. Frank, I would suggest you do it
6 after the meeting.

7 Thank you.

8 EXECUTIVE DIRECTOR RECKO: There is a
9 resolution tonight that we are requesting for you to
10 pass to officially approve me to collaborate with
11 the city on the grant application.

12 The Housing for Hoboken Trustees met on
13 July 9th. The trustees decided that they wanted
14 some more applications for the two remaining
15 trustees, so they asked -- they ruled and voted to
16 extend that period of accepting applications until
17 August 30th.

18 COMMISSIONER IMPASTATO: How many did
19 we get?

20 EXECUTIVE DIRECTOR RECKO: We received
21 three.

22 COMMISSIONER IMPASTATO: For two spots?

23 EXECUTIVE DIRECTOR RECKO: Yes. They
24 thought they wanted a little more applications in.

25 One of the things I think that is fair

1 to say, and if we want to add anything, that one of
2 the great ways to get folks in is for folks to talk
3 to folks. You know, if you know folks, talk to
4 them, encourage them, so we can have a good
5 representative sample when that Board makes its
6 case, makes its decision.

7 Anything to add to that?

8 COMMISSIONER LEWIT: Does everybody
9 sort of understand what Housing for Hoboken is?

10 Maybe can we give a short --

11 EXECUTIVE DIRECTOR RECKO: Sure.

12 VICE CHAIR SANFORD: Please, go ahead.

13 COMMISSIONER LEWIT: All right. I will
14 try. I feel like I am half out there. I don't
15 know.

16 Housing for Hoboken will be a non
17 profit that is established, and it is a non profit
18 of the Housing Authority, and the idea of the non
19 profit, and I spoke to Margaret about this last week
20 because I showed up for the meeting last week, it is
21 called the RAD program, and it is sort of a parallel
22 thing to the Housing Authority.

23 Now, being a Housing Authority, there
24 are many things that cannot be done. One of the
25 things that cannot be done is the Housing Authority

1 cannot borrow money and build new buildings.

2 Under the RAD program, there are
3 different methods to get more money into the
4 program, including loans and buildings can be
5 greatly improved or replaced, so it is a bit
6 futuristic.

7 First, we need to put together the
8 organization. Then we have to put together what
9 kind of a plan do we want to do, whether it is fix
10 the Housing Authority, reinvent the Housing
11 Authority, but this is a great opportunity that has
12 come out of HUD and under Ben Carson it is being
13 very promoted.

14 VICE CHAIR SANFORD: I may, so if I may
15 jump in, there are five members of this non profit.
16 Three members are existing Commissioners, but we
17 really wanted the community to be involved, so two
18 positions are reserved for residents of Hoboken.

19 So the application is on our website,
20 and we would all encourage you to please fill out an
21 application and submit it, or pass the word along.

22 Thank you.

23 COMMISSIONER LEWIT: And please give us
24 time before starting rumors of what is going to
25 happen.

1 COMMISSIONER IMPASTATO: How many
2 applications do we want until we feel good about
3 selecting --

4 VICE CHAIR SANFORD: I believe we
5 extended the deadline to the end of August.

6 COMMISSIONER IMPASTATO: So at that
7 time then we will select from the applications?

8 VICE CHAIR SANFORD: Yes.

9 COMMISSIONER IMPASTATO: And that comes
10 from this Board or is from the non profit?

11 MR. FITZPATRICK: The ultimate decision
12 comes from this Board.

13 COMMISSIONER IMPASTATO: So we select
14 those two --

15 VICE CHAIR SANFORD: The full Board,
16 yes.

17 COMMISSIONER IMPASTATO: Got you.

18 MR. FITZPATRICK: There may be
19 recommendations made by the committee, which is the
20 same as the three members of this Board who sit on
21 the not for profit, but the ultimate vote comes from
22 the entire Board of Commissioners.

23 COMMISSIONER LEWIT: So right now this
24 building is in the RAD program, and it is not a big
25 program. It is our first program. We want to walk

1 it through to see how it goes, but ultimately we
2 expect to have hopefully money pouring into
3 remarkable improvements hopefully.

4 Is there a question?

5 ADRIENNE: Yeah.

6 Why can't it be Hoboken Housing
7 residents because we are the ones who live here, and
8 we're the ones who --

9 COMMISSIONER LEWIT: It can be.

10 VICE CHAIR SANFORD: It can be.

11 ADRIENNE: -- but if you get outside --
12 every time somebody from the outside comes in and
13 tries to help us, we get screwed, period.

14 MS. VEGA: Yes.

15 VICE CHAIR SANFORD: Adrienne, and
16 Carmen, you are more than welcome to apply. The
17 application is for everybody.

18 If you have any questions, I will be
19 happy to answer them at the end of the meeting.

20 EXECUTIVE DIRECTOR RECKO: By the end
21 of the meeting, we will have extra applications for
22 anyone who wants to pick one up. We'll have them
23 available.

24 VICE CHAIR SANFORD: Moving on.

25 COMMISSIONER LEWIT: Another question?

1 VICE CHAIR SANFORD: No, moving on.

2 I'm sorry.

3 EXECUTIVE DIRECTOR RECKO: I attached
4 to my monthly report, the monthly report on
5 participation for the karate program.

6 Are there any question or discussions,
7 anything?

8 COMMISSIONER IMPASTATO: I don't know
9 if this --

10 EXECUTIVE DIRECTOR RECKO: I also
11 propose real quickly, I also proposed that based on
12 that and the Resident Services' budget, that we have
13 a Resident Services Committee to review things as
14 well.

15 COMMISSIONER IMPASTATO: I think more
16 the topic will come up again in the list of bills.
17 I don't know that if that is -- I mean, I do have a
18 couple of questions that maybe could be answered
19 now, the -- I think it states it here -- but this is
20 not a non profit, right?

21 EXECUTIVE DIRECTOR RECKO: Correct.

22 COMMISSIONER IMPASTATO: And this is
23 just a sole individual getting paid as a contractor?

24 EXECUTIVE DIRECTOR RECKO: Correct.

25 COMMISSIONER IMPASTATO: And there is

1 no one else like that with any other program in the
2 Housing Authority?

3 EXECUTIVE DIRECTOR RECKO: Correct.

4 COMMISSIONER IMPASTATO: And how
5 long --

6 MR. RODRIGUEZ: We are a non profit.
7 Sorry. We are a non profit.

8 EXECUTIVE DIRECTOR RECKO: You are not
9 registered with us as a non profit, and we don't
10 make out the checks to a non profit.

11 MR. RODRIGUEZ: And this was something
12 you were supposed to work out. I am ready when you
13 are.

14 EXECUTIVE DIRECTOR RECKO: I have not
15 seen any non profit --

16 MR. RODRIGUEZ: You gave me the
17 paperwork agreement that we had. I sent it back to
18 you.

19 EXECUTIVE DIRECTOR RECKO: I'm sorry.
20 We'll have to go over it at a separate time --

21 VICE CHAIR SANFORD: Again, we are not
22 going to have a back and forth.

23 THE AUDIENCE: We're not having a back
24 and forth --

25 (People from the audience speaking at

1 once)

2 VICE CHAIR SANFORD: I would encourage
3 you to please come to me --

4 EXECUTIVE DIRECTOR RECKO: I will say
5 again, the facts of the matter are we pay an
6 individual to run the program.

7 COMMISSIONER IMPASTATO: How long have
8 we been doing that?

9 EXECUTIVE DIRECTOR RECKO: Oh, can
10 somebody help me out? Ten years, about ten years
11 now.

12 COMMISSIONER IMPASTATO: What has been
13 the cost each year, the total cost?

14 Am I okay to ask?

15 EXECUTIVE DIRECTOR RECKO: Sure.

16 I think we are running about \$11,000 a
17 year.

18 COMMISSIONER IMPASTATO: So this
19 individual gets paid \$11,000 a year to run the
20 program, and it has been like that for the last ten
21 years?

22 EXECUTIVE DIRECTOR RECKO: Yes.

23 COMMISSIONER IMPASTATO: At the same
24 price?

25 EXECUTIVE DIRECTOR RECKO: Emil, can

1 you -- is Emil here? I can't find him.

2 UNKNOWN VOICE: He's over there.

3 EXECUTIVE DIRECTOR RECKO: Is he hiding
4 back there?

5 Oh, there he is.

6 Have there been any increases, Emil, to
7 your knowledge?

8 MR. KOTHERITHARA: Increase in what?

9 EXECUTIVE DIRECTOR RECKO: In Ray
10 Rodriguez' amount.

11 MR. KOTHERITHARA: No, sir, not since
12 2013.

13 COMMISSIONER IMPASTATO: And this is
14 put into the budget, not as -- that is just included
15 into --

16 EXECUTIVE DIRECTOR RECKO: In the
17 Resident Services' budget.

18 COMMISSIONER IMPASTATO: -- Residents
19 Services' budget.

20 Hum, yeah, so I don't know if, again,
21 this is the right time to talk about it or when we
22 get to the list of bills when the payment is
23 supposed to be made.

24 My whole idea, and I guess I will just
25 touch on it now --

1 VICE CHAIR SANFORD: So our discussion
2 right now is the Executive Director's report --

3 COMMISSIONER IMPASTATO: -- it is very
4 clear --

5 VICE CHAIR SANFORD: -- you can ask the
6 questions --

7 COMMISSIONER IMPASTATO: -- to our
8 Former Commissioner Barbara Reyes' point about
9 splitting funding for programming, and I think it is
10 a fantastic idea.

11 We are at -- we are falling short with
12 budgeting for the summer camp program right now,
13 that a gentleman is putting his sweat and tears into
14 at no -- at zero dollars from this Authority, and a
15 lot more students, HHA students, and participants
16 are involved.

17 And for a sole proprietor or just an
18 individual to be getting paid \$11,000 to essentially
19 coach a program, and I am not speaking about how the
20 program is, I mean, the courageous youth that came
21 up and spoke about it, I am sure it is unbelievable.
22 I am sure the difference that he brings to our youth
23 is amazing.

24 That is totally irregardless of the
25 fact that what we do up here is we have to have

1 financial responsibility, and we have to count every
2 penny, especially in this organization because we
3 are running at a loss every year.

4 The Director and Emil work extremely
5 hard to cut corners and try to stretch our pennies
6 to the max, and I just think it is something that we
7 can work with this individual to potentially help
8 them get funding, potentially work with the city, if
9 he does have a non profit, try to get him grants,
10 but at this point we can't keep paying somebody this
11 amount of money when we are suffering in other
12 areas.

13 My last point would be, there are
14 plenty of non profits, and I feel like I am able to
15 speak on this because I am one of them. I am not a
16 not profit, I'm a for profit, but I am part of a
17 program that we have, you know, done some good
18 things in the Housing Authority. We put on a
19 basketball tournament.

20 Two weekends ago, we had over a hundred
21 youth there. I spent -- you know, I don't want to
22 get into what I spent, but I spent a lot of money on
23 it, paying the refs, paying for the supplies, just
24 paying for the time and the resources that went into
25 that.

1 We have, as I mentioned, the summer
2 camp program. I mean, the guy is trying to keep his
3 thing alive, and he has nothing. He's working with
4 nothing. You know, he would love to have a thousand
5 dollars, let alone 11,000.

6 We have non profits that come here,
7 Kids Dream Big. They came to our football field and
8 put on a fantastic event, with NFL players coming to
9 speak and motivate our youth.

10 We have had Full Court Peace come, an
11 organization who revitalized the basketball court,
12 and all at the cost of zero dollars to the Housing
13 Authority.

14 So creatively, I think we can all work
15 together with this individual, with people like Luis
16 to try to help them to get funding.

17 To your point, try to, you know, split
18 up the funding into numerous sports and activities
19 to keep our kids and youth off the streets and
20 engage in something positive, which is ideally, I
21 think we are all on the same page. And if we can,
22 you know, work together to do that, I think it would
23 be fantastic.

24 MS. VEGA: Yes

25 (Applause)

1 VICE CHAIR SANFORD: Director, to
2 summarize that, what would be -- what is our process
3 or policy with working with third-party providers to
4 provide these extra services?

5 EXECUTIVE DIRECTOR RECKO: Sure.

6 Beyond the mention of Ray Rodriguez'
7 program, which again, I inherited. It has been here
8 forever as a contractor. We open our doors and talk
9 to non profit organizations and encourage them to
10 work with us. We give them all of the services we
11 can provide.

12 We provide space. We provide
13 logistics. We provide public relations worth quite
14 a bit of money, you know, here in Hoboken. We bend
15 over backwards to make them comfortable, promote the
16 programs with the community.

17 We do meet with them ahead of time and
18 have them understand that at this point, at this
19 point at any rate, that we don't have a budget to be
20 able to help other non profits, help non profits
21 come in and do that, that we will provide those
22 logistics and space to the best of our ability.

23 They are responsible for running their
24 program and having their program be successful. We
25 can't run the program. We are not in that business.

1 I found in my career Housing Authorities don't do
2 that well. We don't run a basketball program well.
3 We don't run a karate program well or summer day
4 care. We just don't do that well.

5 So to have the expertise of non
6 profits, we welcome that. We have a door open.
7 We've had I think some great dialogues and some
8 great positive steps over the past few years, so
9 that is where we stand.

10 We are very welcoming. We want to
11 bring people in. We try to keep them talking to
12 each other. We have regular meetings, and we try to
13 keep them talking to each other, collaborating with
14 each other.

15 COMMISSIONER IMPASTATO: So what you
16 are saying then it is a common contract
17 contradictory to paying an individual money to run a
18 program, right?

19 EXECUTIVE DIRECTOR RECKO: Well, it has
20 been two separate things so far.

21 We got this strange thing over here,
22 which is different, that we pay this individual to
23 run our program. It is a Housing Authority program.
24 It is our program, because we pay that person.

25 COMMISSIONER IMPASTATO: So is there a

1 way we can --

2 VICE CHAIR SANFORD: I hear what you
3 are saying. It is of interest to me. I would like
4 to see this discussed more by the Resident Services
5 Committee or just to get a little more detail.

6 COMMISSIONER FORMAN: I see over here
7 it is four days a week. Am I correct in saying
8 that?

9 How many months out of the year do they
10 provide service to the children?

11 EXECUTIVE DIRECTOR RECKO: 12 months,
12 right?

13 UNKNOWN VOICE: 12 months.

14 COMMISSIONER FORMAN: 12 months, and
15 it's \$11,000, so a thousand a month? It ain't much
16 money.

17 COMMISSIONER IMPASTATO: I mean, just
18 to speak, I have expertise in --

19 MR. RODRIGUEZ: It's \$10,200, if you do
20 the math.

21 VICE CHAIR SANFORD: Sorry. What I
22 would like to see is we look at all of our programs
23 that are operating one way, and then we determine
24 all of these other programs that are working a
25 different way and put them all under the same

1 umbrella. That is kind of where I am thinking.

2 I would like the Resident Services
3 Committee maybe to take a look at it, and we could
4 have the Chair jump in at a later date.

5 Is that something we can all agree on
6 for the moment until we get some more information?

7 COMMISSIONER FORMAN: Yes.

8 COMMISSIONER LEWIT: Right, to be
9 discussed.

10 VICE CHAIR SANFORD: Thank you.

11 EXECUTIVE DIRECTOR RECKO: Special
12 Capital Projects, we have been incredibly busy on
13 the Housing Finance -- Housing Mortgage Finance.
14 This is the loan slash grant coming from the Housing
15 Finance Agency. Things have heated up considerably.
16 We have been extending an incredibly amount of staff
17 time, team time on this. On our team is Mr. Fox,
18 Mr. Fitzpatrick and Matt working on this project,
19 and our architect Goldstein.

20 As you may know, we took bids for the
21 second time on this project. The bids still came in
22 over the amount that we have as a budget with the
23 Housing Finance Agency. We are now in a negotiation
24 phase with those two contractors under the guidance
25 of attorney Fitzpatrick, because the legal mechanism

1 is very strict on how we handle negotiations as a
2 public agency.

3 So we are in the middle of that process
4 right now, and we would hope, we think, that by the
5 end of next week, we will have concluded that
6 process and come to negotiations.

7 Part of the irony is, we actually wound
8 up with a later meeting this month hoping that we
9 would have that to you today. We just couldn't make
10 it happen, so we expect to complete it by the end of
11 next week.

12 Now, we went down to Trenton yesterday
13 as a team. We met with the Housing Financing
14 Agency, and I think the results of that are fair to
15 say two things. One is that I think they in
16 principle understand where we are and our acceptance
17 of our negotiation process.

18 During the negotiation process, we are
19 probably going to have to reduce some scope on the
20 project to get the project within budget. We were
21 really interested to see if they would accept that,
22 and I think in principle they have.

23 They said we want final approval and
24 we'll be working with their architect.

25 Number two: They also made it clear to

1 us that they want us to maintain the same schedule
2 that we had with them, which means to us that we
3 have to have all of the paperwork for this project
4 into them by August 15th. Three weeks from now, it
5 has got to be finished. It has to be complete into
6 their office, so they can then go to their Board in
7 September and finalize this.

8 Then we can celebrate once they
9 finalize this, so we have a lot of work to do. We
10 will have that loan granted that night.

11 What that means to us immediately is
12 that we are going to need to request a Special Board
13 Meeting between now and the next Board meeting in
14 order for us to have the Board approve the winning
15 contractor, so we can then package that, get our
16 paperwork done, and get it to the Housing Finance
17 Agency by August 15th.

18 Counselor, anything that you would like
19 to add?

20 MR. FITZPATRICK: Between now and
21 August 15th, although some people talked about this
22 being the summer, we don't intend to take a
23 vacation. This is going to be a constant effort.

24 The only thing we need from the Board
25 members is the commitment that all five of you be

1 available some time hopefully the 29th or very
2 shortly thereafter.

3 VICE CHAIR SANFORD: You say all five.
4 Do we need five votes?

5 MR. FITZPATRICK: This is an unusual
6 circumstance. The statute we are operating under
7 requires that if we are going to authorize an award
8 based upon negotiation, you have to have an
9 affirmative vote of two-thirds of the entire
10 membership of the Board. And since we are suffering
11 under not having our full membership present, we
12 still have to take two-thirds of seven. That is
13 five. We need five affirmative votes. That is a
14 very unusual requirement unique to this
15 circumstance.

16 EXECUTIVE DIRECTOR RECKO: So can
17 anyone comment tonight, because this is important,
18 on whether July 29th, Monday, might be a possibility
19 for a Board meeting?

20 COMMISSIONER LEWIT: I'm in.

21 COMMISSIONER FORMAN: I am in.

22 COMMISSIONER IMPASTATO: I'm in.

23 EXECUTIVE DIRECTOR RECKO: Any
24 impossibles?

25 VICE CHAIR SANFORD: I can do July

1 29th.

2 Chairman Mello?

3 CHAIRMAN MELLO: Well, I am looking at
4 my calendar. That might not be good for me. Let me
5 see.

6 COMMISSIONER LEWIT: We'll put you on
7 the phone again.

8 CHAIRMAN MELLO: I could be on the
9 phone again. I mean, yeah, I am going to be away,
10 but I could be on the phone again.

11 MR. FITZPATRICK: As long as you are
12 sure that you can be on the phone, Commissioner
13 Mello, that would be satisfactory.

14 CHAIRMAN MELLO: I am certain I could
15 be on the phone.

16 MR. FITZPATRICK: That would be fine.

17 VICE CHAIR SANFORD: So July 29th?

18 EXECUTIVE DIRECTOR RECKO: We will send
19 you out a notice on that.

20 Would we want it -- we can name our
21 time. Seven o'clock, six o'clock, any problems with
22 the time?

23 MR. FITZPATRICK: It would be a very
24 limited meeting. The only thing we can discuss is
25 that which is on the agenda. The only thing on the

1 agenda will be a consideration of an award of a
2 contract with respect to this work.

3 EXECUTIVE DIRECTOR RECKO: It will be
4 quick.

5 VICE CHAIR SANFORD: Dave, do you have
6 a preferred time on the 29th?

7 CHAIRMAN MELLO: Seven o'clock is fine.

8 VICE CHAIR SANFORD: Okay. Seven
9 o'clock on the 29th.

10 EXECUTIVE DIRECTOR RECKO: We will send
11 out a notice on that and make that happen and
12 contact you, if anything changes.

13 Thank you for that, Board members.

14 And, again, I would like to send out a
15 special thank you to our team on this. They have
16 been incredibly professional. This is walking
17 through a very dangerous jungle territory with legal
18 guidance and professionalism from the architects and
19 hard work by everybody involved as well, so we are
20 going. We are moving.

21 On RAD, we are continuing our
22 conference calls with HUD appointed RAD coaches.
23 About the only other thing we have left is a signoff
24 by the city on the environmental, which we would
25 expect any time now, and then we can start moving

1 forward towards some closing documents on the RAD
2 project, so I would expect in the next 60 days we
3 are going to see some real movement there.

4 REAC inspections are coming.

5 Management has been working in
6 preparation for staff training and a file review
7 consultant.

8 If you remember a while ago, you passed
9 a resolution for us to bring them in. They will be
10 on site August 19th to start their staff training.
11 They are going to have a follow up right at the
12 beginning of September for a final training with our
13 staff.

14 We are going to go through all of the
15 principles on our files, making sure that our rent
16 calculations are done correctly, making sure
17 training is done on our staff. We are then going to
18 be going through every file we have and making sure
19 it is in order.

20 We are really looking forward to this,
21 particularly since you will hear later that we did
22 get an audit finding on our files, and I am not
23 happy about that, so we are looking to change that
24 over the coming year.

25 Maintenance reports, we continue to do

1 those construction activities.

2 The water park over at Andrew Jackson
3 has had an issue this past week. We got it to about
4 70 percent repaired, so most of it is back and
5 working. We apologize. This week, there was a
6 valve that busted on us, two valves. We fixed one
7 valve. The other valve is a bigger issue. We are
8 going to have to dig it up under the water park. So
9 we are probably going to have to wait until after
10 summer and do that, but we have about 75 usefulness
11 in the water park now, so bear with us.

12 The ones that are not working probably,
13 I think anyway, weren't the most popular ones. They
14 were the small ones. But nonetheless, we are not
15 going to be able to do that until we program some
16 money and can dig that up.

17 Laundry room renovations are complete.

18 Light fixtures, we decided to add new
19 light fixtures. Thanks to all of the staff involved
20 and the residents for understanding as our laundry
21 rooms were closed for a week at time. I think they
22 look great. It's been a long time coming.

23 We are replacing fire sprinkler heads
24 in our seven-story buildings. We expect completion
25 of that in about a month. We have been making real

1 progress on that.

2 Our summer maintenance on our boiler
3 systems, I want to make a note that this weather
4 particularly and some buildings know who they are,
5 when we have a lot of air conditioners running, our
6 buildings were not necessarily made for those loads.
7 It is difficult on our systems because we have got
8 the dedicated AC lines, which are just fine, but I
9 get it. You also have bedrooms that may not have a
10 dedicated line, so you use the regular receptacles,
11 and it trips our main breaker in that area of the
12 building, so bear with us.

13 Call our 24-hour maintenance line. We
14 will get somebody out there as soon as we can to
15 reflip the breaker and make that happen. But if
16 possible, have some understanding that maybe swap
17 your air conditioning times between your different
18 ones in your house, or maybe not run the dishwasher
19 at the same time -- I mean, the clothes washer at
20 the same time when you are running that, or
21 something like that, because it is tough on our
22 building load.

23 There is no danger. You are not going
24 to start a fire. The breaker will pop, which is a
25 good thing, but nonetheless with those loads when

1 these buildings were built, air conditioning wasn't
2 even in their minds then, and we have a hard time
3 with that.

4 I did want to mention also the storm
5 backups because it was on my list to mention. It
6 was tough. Hoboken is tough when it backs up.

7 I will say in the Housing Finance
8 Agency project I mentioned earlier, we do have back
9 flow preventers in that project. They are very
10 expensive to put in for our buildings, but we
11 included it, so when we close on the Housing Finance
12 Agency loan, and we get that construction going,
13 those back flow preventers on the buildings should
14 help considerably on that issue, rather than having
15 to sneak around and open up the drains, but we will
16 look at that as well.

17 COMMISSIONER LEWIT: The back flow
18 preventer prevents water that's outside the building
19 in the sewer pipes from coming into the building.

20 EXECUTIVE DIRECTOR RECKO: Thank you.

21 COMMISSIONER IMPASTATO: Director, on
22 the power topic, you mentioned last month about the
23 scooters and residents powering the scooters up to
24 like five or six of them at a time.

25 What do we -- any update on that?

1 EXECUTIVE DIRECTOR RECKO: Yes. We
2 have not done anything specific on that. I do have
3 a meeting coming up with the scooter company. We
4 contacted them. They contacted us back. We are
5 going to have a sit-down with them. We are going to
6 talk to them about what they do and what they can
7 provide.

8 By the way, they came up also with some
9 possible discounts that they might be able to offer
10 public housing residents, which is good, and we
11 talked about that issue with them a little bit, and
12 we will see what we can work out over time.

13 COMMISSIONER FORMAN: And the laundry
14 company, Fox Hill here, the dryers are not up to
15 par. I think they need to come in and check it,
16 check the temperature gauge --

17 EXECUTIVE DIRECTOR RECKO: No problem.
18 We will have them come in and tell us, and we'll
19 have them come in at that time --

20 COMMISSIONER FORMAN: -- because I used
21 it -- I checked it out, and it wasn't as dry as it
22 was supposed to be.

23 EXECUTIVE DIRECTOR RECKO: I would be
24 glad to do that.

25 Capital Improvement reports, great

1 news. The City of Hoboken has given us some
2 considerable funds under their CDBG program once
3 again.

4 Thank you, City, very much so.

5 They didn't give us everything we asked
6 for, though. That happens.

7 As you know, our goal there was to have
8 at least one new functional, brand new functional
9 boiler in each of our sites that have boilers, so we
10 are going to be short on that, but we are going to
11 ask under our capital fund program to supplement the
12 money and finish the project through the capital
13 fund program. So thank you, City. We really
14 appreciate that.

15 We do continue with our existing CDBG
16 project for renovation of the units for disabled.
17 We have made progress on the permits. We have the
18 material, kitchen cabinets, et cetera, already
19 delivered. They should start actual construction
20 very shortly.

21 Our ventilation on the seven-story
22 buildings is still looking like very late summer,
23 early fall.

24 We are going out for bids on seven
25 remaining compactors in a very short time, which

1 will then give us all compactors under five years
2 old.

3 The community rooms have over all been
4 updated. We still have to get to CCG, and the
5 security office is complete.

6 Our bid package is out for vacant unit
7 renovations, that are the worst of our units. We
8 will expect to have that back to you at the August
9 Board meeting. We had a walk-through yesterday, and
10 we have some real interest in that program. We had
11 about four contractors attend the walk-throughs, so
12 we were really happy to see that.

13 The fiscal year 2018 audit is in front
14 of you tonight. I'll go through the audit and
15 issues. We can go through the issues when we ask
16 for approval.

17 The first version of the 2020 budget is
18 in front of you with the State budget. We are still
19 accepting applications for the accounting positions.

20 On the Resident Services' portion of
21 things, I did pass out a monthly snapshot to the
22 Commissioners. This was not ready by the time my
23 report went out, but it does talk about some of the
24 events we have had. Again, thanking Commissioner
25 Impastato for the basketball tournament, and for

1 Councilman Ramos for the Atlantic City trip for our
2 elderly, learning center hours.

3 Our RAD continues to meet every month,
4 Our monthly community dinner continues.
5 Our care finder recruitment for
6 employment in the home health care field happened on
7 July 10th. Some home care info.

8 Assemblywoman Chaparro is doing a Fox
9 Hill brunch here this Saturday from 11 to 2 with
10 Adams and Monroe following.

11 We then have to cancel our Bronx Zoo
12 trip. We do have a fishing trip coming up. That is
13 posted all over. This is a RAD Board function. Our
14 Liberty Science trip is coming up on August 14th.

15 Clementon Park with the Westside Women
16 is coming up on August 20th.

17 HOPES Back to School on August 22nd
18 over at the field. Thanks, HOPES.

19 And our block party for HHA is Friday,
20 August 23rd, over at Harrison.

21 We do have a few speakers tonight. If
22 you can be quite short, we would appreciate it.

23 The first one -- we have two that I
24 gave you registered, and I believe we have one more
25 from the library that would like to speak, but we do

1 have listed first Mr. Louis Quinones from Community
2 Lifestyles.

3 Louis, are you still here?

4 COMMISSIONER IMPASTATO: He's out in
5 the hallway.

6 VICE CHAIR SANFORD: He's coming in.

7 EXECUTIVE DIRECTOR RECKO: Want to come
8 and just give us a few minutes, Louis, an update?

9 MR. QUINONES: Yes.

10 So as of Tuesday, we had to cancel our
11 camp. I am working hard to try to get some type of
12 funding or just volunteer support, so we can
13 continue our camp.

14 We were just into our third week,
15 starting our third week, and I don't want to
16 permanently cancel it, so we are trying our best to
17 get it up and running by Monday.

18 If we do so, we will salvage five more
19 weeks, where we can still do our cooking camp and
20 our other types of camp that we have.

21 So any other updates? I am sorry, I
22 missed what you mentioned.

23 COMMISSIONER IMPASTATO: If I could ask
24 a question.

25 What is the budget for the summer?

1 MR. QUINONES: So the actual budget is
2 66,200 and some cents. But when I applied for the
3 city grant, I applied for half because it was our
4 first time applying for something that big.

5 Fortunately we were awarded, but it was
6 a ten-thousand-dollar grant to cover some type of
7 staffing. I was under the impression it was a
8 miscommunication, and that I was going to receive it
9 right away, so I was excited. You know, I did some
10 back flips. Then come to find out that it is
11 actually a reimbursement type of program. Again, it
12 is a learning curve as an organization learning
13 this, so now we have stuff back to square zero and
14 trying to just now just kind of scrape up as many
15 volunteers as possible.

16 COMMISSIONER IMPASTATO: Are you a non
17 profit?

18 MR. QUINONES: We are a non profit.

19 COMMISSIONER IMPASTATO: How many
20 participants in the first two weeks of camp?

21 MR. QUINONES: We registered 72. We
22 are averaging 64, 65.

23 COMMISSIONER IMPASTATO: And the hours
24 of camp?

25 MR. QUINONES: 9 to 5.

1 COMMISSIONER IMPASTATO: I just want
2 to -- I know we talked before. Believe me, I am
3 trying. I know everybody here is trying to help you
4 as much as possible.

5 Is it potentially something that we can
6 help with any type of funding in our Resident
7 Services' budget for right now?

8 EXECUTIVE DIRECTOR RECKO: Well, it's
9 sort of the same old story. We budget for the year,
10 and if we spend any more money, we go deeper into a
11 deficit.

12 So, you know, the Board can always make
13 a decision to go deeper into our deficit. They can
14 always make the decision.

15 I am not sure what money we have
16 available that's going to help with 66,000, but, you
17 know --

18 MR. QUINONES: Like you mentioned
19 before, I will take a thousand. I will take a
20 dollar, maybe about 50.

21 (Laughter)

22 EXECUTIVE DIRECTOR RECKO: The Board
23 can always make a decision on that.

24 VICE CHAIR SANFORD: So let's go
25 through the rest of the speakers and then let the

1 Commissioners do a little more talking on this
2 subject.

3 MR. QUINONES: Oh, but since I am still
4 speaking, I just wanted to mention, I'm sorry. I
5 just wanted to give you some recap to actually what
6 we have done.

7 So we completed our first two weeks of
8 our camp, which we had our specialty camp, which was
9 swim camp. We were able to utilize three pools.
10 The kids went swimming twice a day, so it was a lot
11 of swimming. They were able -- we had 20 -- 23 kids
12 registered just for that specialty camp.

13 Four of them were swimmers, so it was
14 really like a blessing to actually get them into the
15 water and actually kind of get them water safety,
16 get them doing back strokes and front strokes, so it
17 was pretty cool to get that.

18 Our first other camp, which I want to
19 give a big shout-out to Benjamin Gonzalez for
20 helping me out, sticking through it, keeping up
21 afloat. Without him, I wouldn't think, and without
22 HOPES helping out, you know, and my cousin
23 Sabrina -- well, she is not my cousin, she shares
24 the last name -- but, you know, really for all of
25 their support.

1 But, again, we did an excellent job
2 with two separate camps. We also had our little
3 kids camp, which is five to seven-year-olds, which
4 they were able to read because of the library doing
5 reading programs, so we are actually adding some
6 curriculum to it. It's not just a babysitting
7 service.

8 I am excited. I can't really wait for
9 next, next week when we start cooking camp, and
10 where, you know, I invite everyone to come.
11 Hopefully we can actually keep the doors open and
12 keep camp running, but cooking camp is going to be
13 the best thing. The kids are going to learn
14 hands-on. We have Trader Joe's that we are going to
15 and all the restaurants near by that we're actually
16 going to be preparing the food. They are not just
17 going to look at it. They are going to be preparing
18 it and hopefully you guys can take a look. All
19 right.

20 EXECUTIVE DIRECTOR RECKO: I am getting
21 asked from parents, because they love you, I am
22 getting asked from parents, should they be looking
23 for alternative child care now, should they not, is
24 there any alternative.

25 MS. REYES: They are kind of in limbo.

1 COMMISSIONER IMPASTATO: And when the
2 summer camp, this is not you, right, the Hoboken
3 Public School Youth Summer Camp that starts July
4 29th?

5 MR. QUINONES: No, that is something
6 else.

7 But to answer that question, two years
8 ago when I decided to start this, there were already
9 parents in limbo. They were looking for
10 opportunities. That is reason why I started it.

11 There was a parent, I was at another
12 non profit, that parent came and started crying,
13 because they were turned away because it was just
14 too -- it was full, and she didn't have no money.
15 It was too much, so that is why I decided to start
16 it. So it was really out of the love of running the
17 programming and seeing kids actually grow. That is
18 the most important thing.

19 Money is not -- of course, money solves
20 a lot of issues, but I did it without any money last
21 year, and it was very successful.

22 This year, I kind of jumped into deep
23 water, you know, accepting a lot of kids, but you
24 know what? To show that we have 70 kids that need
25 camp, that I can't never turn away.

1 So, yes, we will be hopefully able to
2 start camp again Monday.

3 (Applause)

4 EXECUTIVE DIRECTOR RECKO: Next we have
5 Mr. Rodriguez.

6 MR. RODRIGUEZ: Let me start by saying
7 God bless you all.

8 I want to start by saying ten years
9 ago, I was at the Boys Club. I was teaching at the
10 Boys Club with Gary Greenberg, and he couldn't find
11 the funding to support my program, although I had I
12 think about 60 kids there.

13 Then I met Carmelo Garcia, and he asked
14 me to come to the Hoboken Housing Authority to give
15 a demonstration. I did. I did that by myself. I
16 have been doing it by myself, which is going to be
17 in October eleven years.

18 And during that time -- during that
19 time, I have done many things. I fund raise for the
20 Juvenile Diabetes Association. I sponsored walks
21 for the kids in St. Jude's, and we raised money.
22 Yeah, we raised money.

23 These things here are out of my pocket.

24 Two years I put into the Housing
25 Authority here without getting paid, pilot program.

1 I understand this young man that he's got that fire,
2 and I still have that fire. 54 years old, and still
3 have that fire. I love teaching. I hope he never
4 loses that fire, too, because kids need that.

5 Uniforms here cost \$11.95. For every
6 size you go up, my little girl over here, she's a
7 size zero. Am I right?

8 JARELY: I am over here.

9 MR. RODRIGUEZ: She's a size zero.

10 Her uniform is an additional, plus
11 11.95, is an additional three dollars. So as you go
12 up, it goes up more. The size 1 is \$4. Size 2 is
13 \$5. So these things add up. This is a top that she
14 is wearing right now is a demo team top. What she
15 is wearing right there is a hocoma. It's \$64.

16 What I am saying is this: When I came
17 here, I started from nothing. My program was a
18 pilot program. Nobody -- I wish you were here when
19 I started, man, because I needed you. You know what
20 I mean? She was --

21 MS. REYES: I was here. I've been here
22 over ten years.

23 MR. RODRIGUEZ: -- but you know what,
24 and one thing for sure that she did help a lot. You
25 know what I mean? She supported me a lot, her and

1 Carmelo.

2 Now, the actual number is \$10,200.

3 That is the actual number. Add up \$850 a month for
4 12 months, that is it, \$10,200.

5 THE REPORTER: Can you keep your voice
6 up? I can't hear you.

7 MR. RODRIGUEZ: I hope I looked good
8 doing it.

9 I throw a karate tournament in Hoboken
10 almost every year. That is not cheap. I have --
11 and Danny has been there -- I have at least 200 to
12 300 competitors. My students don't pay a penny to
13 go to the tournament. They don't deserve to pay a
14 penny. They deserve to get everything that I can
15 give them and then some.

16 When we go to tournaments, do you pay?

17 A VOICE: No.

18 MR. RODRIGUEZ: Do you?

19 ANOTHER VOICE: No.

20 MR. RODRIGUEZ: That comes out of
21 pocket, too.

22 I have gloves. I have pads. These are
23 all of the things essential to teach a good karate
24 class, traditional karate class. Okay?

25 If you allow me and don't cut my

1 funding because --

2 THE REPORTER: Can you keep your voice
3 up, because I can't hear you over here.

4 MR. RODRIGUEZ: My apologies.

5 If you allow me and don't cut my
6 funding, because out of my pocket goes a lot of
7 money, too, and I also have two kids and a wife that
8 is pregnant, and I still make it here from Brooklyn,
9 from Bensonhurst, Brooklyn every day to teach this
10 class. I pay \$15 for tolls. I don't ask nobody for
11 anything.

12 Do I ask you?

13 One time I went to him, and he said he
14 didn't have it in his budget.

15 I said fine.

16 Did I not? Did I give you a problem?

17 No, because I am willing to work with
18 him. The same way I am willing to work with you.

19 Don't cut my funding, because if you
20 cut my funding, I just can't do it. You know what I
21 mean?

22 I make champions every day. This young
23 man is an eight-time national champion. He didn't
24 get there because --

25 (Applause)

1 Now, I will tell you that I am not the
2 hardest person on the planet. I am -- I am like his
3 drill sergeant. If he don't like doing push-ups on
4 his knuckles, go home. It's as simple as that.

5 I am not running a babysitting center.
6 It is not a play thing place. It's a place where
7 you develop your focus. It is a place where you get
8 perseverance. You overcome things. These kids need
9 something that they can come home and overcome the
10 things that they cannot control.

11 In that neighborhood, there are plenty
12 of kids like that, and you don't need to cut my
13 program. I am 100 percent behind that man, but 100
14 percent, I cannot have you cut my program because if
15 you do, I can't do it. I can't afford it. I just
16 can't afford it.

17 I am going to ask her to give you a
18 quick performance because she has been working
19 extremely hard, and I am done. I just want you to
20 think about this.

21 Are you really serious about helping
22 me, help me get the same money he is going to get.
23 Help me to do those things. Help me to get the
24 grants, and we are a 501(C)(3), and I don't think
25 you remember, but we did sit down in your office,

1 and I told you that we were a 501(c)(3) since like
2 November.

3 I worked extremely hard with Ryan
4 Mitchell from Party With a Purpose to put this
5 together because he wants me here. All I am asking
6 you is don't cut my finding, and you are going to
7 see more things come out of me. You will see a lot
8 of great things come out of them. That's all I am
9 asking.

10 So one, two, three.

11 (Child performs)

12 At every level you will see a
13 difference in mistakes, and you'll see it. They're
14 going to make it. The thing is, once again, they
15 have to overcome that issue, being able to accept
16 that I made a mistake, and I am going to continue
17 anyway.

18 (Child performs)

19 (Applause)

20 Now, my son wants to perform for you,
21 too, but I teach weapons, self-defense. This
22 September I would like to have a Hoboken Housing --

23 VICE CHAIR SANFORD: Excuse me for
24 interrupting.

25 MR. RODRIGUEZ: Yes, I'm sorry.

1 VICE CHAIR SANFORD: I just want to
2 give you another three minutes. We try to treat
3 everybody fair with the time.

4 MR. RODRIGUEZ: Thank you. Thank you.
5 We are going to have in the 411
6 community --

7 THE REPORTER: Can you talk back here?
8 I can't hear you.

9 MR. RODRIGUEZ: -- in the 411 community
10 room, we are going to have a soul food to raise
11 money for guitars. I am, from experience, my
12 daughter had trouble in school and because she had
13 trouble in school, my wife and I, we wanted to find
14 something that would develop her focus because she
15 didn't want to train with me. She thinks I am too
16 much. I understand. I am.

17 So we put her -- we gave guitar
18 lessons. Did it work? Yeah, it worked.

19 So we are going to do a Hoboken soul
20 food cook off for the king and queen of Hoboken,
21 whoever that might be.

22 We are hoping to give away a
23 hundred-dollar gift card and also charge for tickets
24 to be there, and my students will be performing that
25 night, ten dollars per ticket.

1 Over here, this is what they are going
2 to be doing. They are going to be getting guitar
3 lessons. I am hoping to buy about 15 guitars. One
4 day a week, we are going to try and get a volunteer
5 from the church.

6 I have been talking to a couple of
7 people already, and hopefully that person could come
8 once a week and devote his time to kids that need it
9 and the lessons are free.

10 In October, I will be giving the first
11 ever women's self-defense class for the women of the
12 community and talk to them about the truth of being
13 able to defend yourself.

14 Honestly, a lot of these places lie to
15 women and tell you, hey, I'm going to teach you
16 these simple things, and they're going to work, and
17 they're going to defend you. They are going to
18 fight somebody who is 250 pounds where you weigh 95
19 pounds, it ain't going to happen. So my job is to
20 get them to a level where they can actually not get
21 in trouble, but do some damage and get away, and
22 that is it.

23 You know, pretty much that is it. I am
24 hoping that, you know, you don't cut my funding. I
25 am hoping that somehow, some way you can help, and

1 that is pretty much it.

2 God bless you all.

3 If you work with me, you won't regret
4 it. That is for sure.

5 (Applause)

6 VICE CHAIR SANFORD: Thank you.

7 MR. RODRIGUEZ: Can he do it for two
8 seconds, please?

9 THE AUDIENCE: Two seconds, come on.

10 MR. RODRIGUEZ: He's a national
11 champion --

12 (People speaking at once)

13 (Child performs)

14 A VOICE: Do you have 30 seconds, so I
15 can take off my shoes, okay?

16 MR. RODRIGUEZ: This form, he won now
17 in Rider University, he won this national title. He
18 got the national title.

19 (Applause)

20 MR. RODRIGUEZ: Thank you. Thank you
21 so much. God bless.

22 VICE CHAIR SANFORD: Director, you have
23 one more speaker.

24 EXECUTIVE DIRECTOR RECKO: One more.

25 MS. HUGGINS: Hello.

1 My name is Sharteria Huggins, and I am
2 here on behalf of the Hoboken Public Library.

3 I just want to start by saying that I
4 was a youth born and raised in the Hoboken Housing
5 Authority. I have seen it. I was here. I am here
6 now, so I am watching it grow, and my main reason of
7 being here is to see my future little ones become
8 something, their dream actually inspired. So I am
9 just going to give you overview of why I'm here.

10 Here at the Hoboken HHA community, we
11 have brought the Hoboken Public Library to you.
12 Please welcome the Hoboken Public Learning Center, a
13 facility located at 400 Harrison Street.

14 The center is here for the public.
15 It's for both children and adults. The soft opening
16 was April 15th, and the grand opening was May 2nd.

17 Books were borrowed. Library cards
18 were made and computers were used.

19 The Hoboken Public Learning Center is
20 here to bring more knowledge and opportunity in the
21 community to individuals themselves.

22 In addition, we have also opened the
23 Public Learning Center called Adults Only.

24 Now, when we opened, there was many,
25 many, many, many children coming in. We are not

1 that big. We are about the corner that you see over
2 there. Hopefully we will expand in the future.

3 The mission of the learning center is
4 that to ensure that the community of Hoboken have
5 free and easy access to all learning opportunities
6 and personal growth. We understand that going to
7 the library can be difficult, so we have brought the
8 library to you again.

9 We hope to assist the growth and
10 development of the HHA community. At the moment we
11 provide, we have just hired a literacy specialist
12 that can help adults come in, as far as when they
13 walk in, they don't know how to use the computer.

14 We have adults that have come to print
15 out pay stubs, write letters. They need help with
16 just in general going on to the browser. At that
17 point we want to offer programs as far as beginners
18 for learning how to do basic computer skills.

19 In September, we will be starting ESO
20 classes at the Hoboken branch, and also to say that
21 we want to give the patrons what you guys need, so
22 we don't want to be here and just stand there.

23 If you guys are asking us or telling us
24 that you need fax machines or printers or whatever
25 it is, my job is try to get it in.

1 I have many HHA Housing residents that
2 did not know that the watch tower, which used to be
3 police surveillance to just watch the HHA community,
4 we have turned that in now today to a public
5 learning center. We are just opening, like I said,
6 before the summer, so we hope that in September we
7 can continue to bring more of the HHA residents in.

8 I have started some small programs for
9 the children just to keep them, you know, outside
10 with nothing to do, and maybe like last month, I did
11 a cookie decorating. It was 41 people that actually
12 came along and participated.

13 Growing up in the HHA community, I
14 failed to realize that our programs only reach out
15 from word of mouth, and it is our job to tell one
16 another about these programs, okay, so that we all
17 can come, and at the end of the day I think that we
18 are a small community and we are all that we have.

19 So the part that we have here, we have
20 to work with each other, okay? And if we want to
21 fight, we need each other to fight to keep these
22 programs open. Okay?

23 At the end of the day, these kids also
24 come to me and complain, okay, and I am their mouth.
25 I am here to talk for them. Okay?

1 I want these programs here open. I
2 know sometimes it is hard based on money, but I
3 mean, the public library, our numbers is what
4 matter.

5 If I can bring the program to you for
6 free, then that is what I am going to do. I am
7 going to email whoever you ask me to email and ask
8 them if they want to come and show us or teach us
9 whatever we would like. Okay?

10 Like I said, if you guys come in, I am
11 more than welcome to get just it in for you guys.
12 The expectations of the learning center is just to
13 see greater attendance every day. Actual
14 individuals feeling safe and comfortable to actually
15 go out and talk to one another.

16 Also, the participation level, we are a
17 very talented community, and a lot of our talents
18 are hidden because we are shy, and it is just not
19 there.

20 I am sorry to say, but the karate
21 program I have not known about it. And since I have
22 been here, I am like, wow, I just spoke to Ray just
23 two days ago, and the meaning of the ambitions that
24 we just all have, Louis, I am very young to this. I
25 am learning, but I mean, they are more than welcome

1 to have them on their team, and I am here, as you
2 guys know.

3 Every Tuesday and Thursday, I spoke to
4 Louis, I go and read for the HHA summer program,
5 every Tuesday and Thursday. However, I guess
6 children think reading is boring, but my job is to
7 show them and tell them that it is not, okay? I'm
8 going to make it as fun as possible. Just Tuesday
9 when Louis ended his summer program, that was my
10 last day there.

11 Those children told Louis what they
12 learned during that reading. That reading was from
13 one to two.

14 Those children went home or whether it
15 was to Louis that day and learned something
16 educational, which means summer is not only about
17 fun. You can get more out of it, okay?

18 In September, I don't want those kids
19 to know that reading at the end of the day, reading
20 is not important. It is, and it is something you
21 are going to have to do whether you are in school or
22 out. It is just going to be part of life, okay?

23 So my job is to just enhance the
24 learning skills of both children and individuals and
25 to keep a positive manner in the HHA community.

1 Thank you, guys.

2 (Applause)

3 VICE CHAIR SANFORD: We have one more.

4 EXECUTIVE DIRECTOR RECKO: I was told
5 we have one more.

6 As Ms. Sabrina comes up from HOPES, I
7 wanted to say thank you again to the Library. The
8 investment of the Hoboken Public Library at the
9 Hoboken Housing Authority, get your head around
10 that. They're making staff --

11 COMMISSIONER IMPASTATO: That comes
12 from the Hoboken Public Library?

13 EXECUTIVE DIRECTOR RECKO: Correct,
14 correct.

15 Thank you. Thank you. Thank you
16 again. I am so impressed with the young folks
17 involved like yourself.

18 MS. HUGGINS: Thank you.

19 EXECUTIVE DIRECTOR RECKO: I'm really
20 impressed with what you're doing.

21 MS. HUGGINS: Thank you.

22 EXECUTIVE DIRECTOR RECKO: Thank you.

23 MS. REYES: So the reason HOPES is here
24 today is to announce publicly, I know that we met
25 with the Director recently about our Ross program,

1 the Resident Opportunity and Self Sufficiency
2 Program.

3 So a few months back, about over six
4 months ago, we reached out to the Director for a
5 letter of support to actually apply for this grant,
6 and the four groups that we applied were for adult
7 education, employment service, financial literacy,
8 health enrollment and services. Basically it is
9 going to fall under health and wellness.

10 So we were actually notified in
11 December that we were actually the only non profit
12 in the State of New Jersey to receive this grant,
13 and -- but what happened, we had the Government
14 shutdown. We weren't able to get in touch with
15 nobody in HUD. Nothing came back to fruition until
16 March.

17 We were able to meet with HUD. They
18 actually gave us our award, and we were able to
19 start implementing what we had so written in our
20 grant.

21 So you each received a bag. In the
22 bag, it has the informational sheet of what Ross is,
23 and what is expected of us as the recipients of the
24 program, and what we are expected to bring to the
25 Hoboken Housing Authority residents.

1 We not only incorporated the
2 residential part of the Housing Authority, we also
3 incorporated the seniors in the Ross grant when we
4 wrote it, so this actually is open to everybody.

5 One of the things that we had to do
6 with the Ross grant was hire a Ross coordinator,
7 which is where Sabrina Quinones comes into play. So
8 Sabrina Quinones was actually a community program
9 advocate with HOPES for a few years prior. She is
10 housed at the 532 Jackson location.

11 A lot of the residents there already
12 have worked with her, know her. She is bilingual,
13 so she is able to help in both languages, which
14 helps out a lot with the seniors.

15 We met with the Director about two
16 weeks ago and we provided him with a lot of this
17 information. You are also going to find an action
18 plan, HOPES action plan, on how to implement the
19 four programs, which are designed in the actual
20 grant.

21 What we are planning to do, one of the
22 things for education is we are trying to bring GED
23 classes back to the Housing Authority, provided in
24 the Housing Authority. We are partnering with
25 people from the entire Hudson County to try to get

1 them here.

2 If we don't get them here, we spoke to
3 the Director. We have transportation if we get
4 enough people who need these classes, we will
5 transport them to and from the location.

6 For employment services, we actually --
7 Sabrina has been working on this even prior to us
8 getting this grant. We have a binder, which is
9 updated with all employment services that are
10 available, all employments that are available in the
11 area that we find out through our community network
12 association.

13 So this binder is open to anyone that
14 walks into the Housing Authority. They can look
15 through it. We will help them build a resume. We
16 prepare them for their interviews. We help them
17 from the beginning to end with that.

18 The health and wellness aspect of that,
19 we can help people apply for Medicaid. As we all
20 know when we go to the Board of Social Services,
21 it's not always easy. It's not easy for children
22 and families, the regular families. We can only
23 imagine for seniors how it is for them to get
24 through the Board of Social Services.

25 So folks will be and can be helped --

1 and can help them apply for these services. If it's
2 something that we can handle here on site, because
3 we also come to the site, if we can't handle it here
4 on site, we will then coordinate for the
5 transportation to transport the family or the
6 seniors to the Board of Social Services. If they
7 need an advocate, our advocate will assist them and
8 bring them back, so that's how the program works.

9 Financial literacy, we are going to be
10 partnering with the Federal Credit Union to bring --
11 Liberty Savings Federal Credit Union, they are
12 actually located in Jersey City, Union City, and I
13 am not sure, North Bergen, but I know they have a
14 few sites, so we are going to bring them in. They
15 are going to give some workshops, give the residents
16 the opportunity to become members of the Federal
17 Credit Union. This is something that Sabrina has
18 been working with, and I think it is amazing.

19 That is not the only bank that we are
20 trying to partner with. We are trying to partner
21 with Bank of America and other banks here in the
22 community to help our residents to see how maybe we
23 can bring them something back that is good for them.

24 And lastly -- to the education and
25 employment, I already spoke on that.

1 The last thing that we are really
2 planning, and it is a major goal is that we want to
3 have a job fair at the Hoboken Housing Authority.

4 So Sabrina is working on that. We plan
5 within the next three to four months. We are
6 gathering all of our partners. One of the things
7 that we are going to do is at Our Back to School
8 event on August 22nd, we are not only making it a
9 Back to School event, where we give free back packs
10 and supplies to the children, we are going to have
11 our community network association members
12 participate and provide information to those who
13 bring the children in.

14 So those same partners, we are just
15 trying to get them involved, so that we can
16 eventually have a big job fair here on the property,
17 which is needed.

18 So, again, all of the information is
19 basically in your fliers. If you guys have any
20 questions, Sabrina is always available. I am always
21 available, and I am her supervisor, if you guys need
22 anything.

23 And although this Ross grant is
24 particularly for Housing Authority residents, that
25 does not mean that anybody within the City of

1 Hoboken that comes to us will be turned away because
2 they are not under the Housing Authority. We do
3 receive other grants they can fall under, and we can
4 provide them with the same services.

5 So this is open not only again to the
6 Housing Authority residents, but also to the entire
7 community, so if you come across anybody who has a
8 need, if you are not sure who you could send them
9 to, just always send them home, come see us. You
10 can ask the Director. He reaches us, and we will be
11 more than glad to help everyone. Okay?

12 VICE CHAIR SANFORD: Thank you.

13 COMMISSIONER FORMAN: Are you going to
14 be there Monday to give us an update?

15 MS. REYES: I don't know if I will be
16 there. I think Evelyn McCarter will be there.

17 VICE CHAIR SANFORD: Thank you for the
18 information. We are going to keep the information,
19 but we are going to ask you to take back the tote
20 bags.

21 MS. REYES: Oh, really? Oh, okay.

22 VICE CHAIR SANFORD: Yes please.

23 COMMISSIONER FORMAN: Why?

24 VICE CHAIR SANFORD: I don't think we
25 can accept anything.

1 MS. REYES: Oh, I'm sorry. I
2 apologize. I never knew that.

3 EXECUTIVE DIRECTOR RECKO: I don't
4 think we can accept that.

5 MR. FITZPATRICK: He is right.

6 EXECUTIVE DIRECTOR RECKO: I just want
7 to say in closing, HOPES is amazing, what you do for
8 the Hoboken Housing Authority. Thank you so much.

9 (Applause)

10 VICE CHAIR SANFORD: Director, just for
11 the record, let the record reflect that our gifts
12 were given back.

13 EXECUTIVE DIRECTOR RECKO: Yes.

14 VICE CHAIR SANFORD: Thank you.

15 EXECUTIVE DIRECTOR RECKO: We are now
16 over on to the -- any further reports of the
17 committees? Anything else from the committees that
18 needs to be reported on?

19 VICE CHAIR SANFORD: I don't think so.

20 Is that the end of your report?

21 EXECUTIVE DIRECTOR RECKO: Yes. That
22 is the end of my report.

23 Thank you.

24 VICE CHAIR SANFORD: All right. We are
25 going to move on with the agenda, if anybody would

1 like to leave now, please do so quietly.

2 EXECUTIVE DIRECTOR RECKO: We are still
3 in the meeting, everybody, so if you could take your
4 conversations into the hallway. Thank you.

5 VICE CHAIR SANFORD: Is there any
6 unfinished business that we didn't discuss?

7 EXECUTIVE DIRECTOR RECKO: No.

8 VICE CHAIR SANFORD: Moving on to
9 reading and approval of the minutes of the previous
10 meeting.

11 (Audience all talking)

12 VICE CHAIR SANFORD: I would like to
13 ask you, please, if you are going to have any
14 conversations, please move them outside. Please.

15 Thank you.

16 The first resolution, Resolution No.
17 2019-07.1, motion to accept the minutes of the
18 Regular Meeting of Thursday, June 13th, 2019.

19 Is there a motion?

20 COMMISSIONER IMPASTATO: Motion.

21 VICE CHAIR SANFORD: Second?

22 COMMISSIONER LEWIT: Second.

23 VICE CHAIR SANFORD: Any discussion?

24 Call the roll.

25 EXECUTIVE DIRECTOR RECKO: J. Burrell?

1 H. Forman?

2 COMMISSIONER FORMAN: Yes.

3 EXECUTIVE DIRECTOR RECKO: A.

4 Impastato?

5 COMMISSIONER IMPASTATO: Yes.

6 EXECUTIVE DIRECTOR RECKO: A. Lewit?

7 COMMISSIONER LEWIT: Yes.

8 EXECUTIVE DIRECTOR RECKO: D. Mello?

9 CHAIRMAN MELLO: Yes.

10 EXECUTIVE DIRECTOR RECKO: J. Sanford?

11 VICE CHAIR SANFORD: Yes.

12 Next Resolution No. 2019-07.02, a
13 resolution authorizing the payment of the monthly
14 list of bills for the Hoboken Housing Authority.

15 Is there a motion?

16 COMMISSIONER IMPASTATO: Motion.

17 VICE CHAIR SANFORD: Second?

18 COMMISSIONER FORMAN: Second.

19 VICE CHAIR SANFORD: Discussion?

20 COMMISSIONER IMPASTATO: Yeah. My only
21 concern again obviously on the topic is in Resident
22 Services, number eight -- number nine. I just
23 don't -- I can't -- I don't feel fiscally
24 responsible to continue to make these payments when,
25 you know, it is going to an individual. There is

1 plenty of programs. I mean, we talked about it at
2 length, and I don't know if it is possible to take
3 this item off until we can meet with Resident
4 Services and discuss it fully and come up with a
5 comprehensive plan, maybe to have an application
6 process for a budget.

7 VICE CHAIR SANFORD: I believe your
8 concern about the specific line item, we can
9 entertain a motion to move the line item to be voted
10 on separately.

11 Is that correct?

12 MR. FITZPATRICK: That is correct.

13 COMMISSIONER IMPASTATO: Yes, that
14 works.

15 VICE CHAIR SANFORD: Any other line
16 items that any of the Commissioners would like to
17 discuss and vote on separately?

18 Okay. So which item?

19 COMMISSIONER IMPASTATO: Resident
20 Services, number nine.

21 Can we get a confirmation of what was
22 paid already this year and what is owed?

23 EXECUTIVE DIRECTOR RECKO: Of course.
24 We do this monthly. You want one on the spot?

25 COMMISSIONER IMPASTATO: Well, I know

1 last month, it was 1200 I believe, 1100. I guess it
2 would be two months.

3 EXECUTIVE DIRECTOR RECKO: Yes.

4 Emil, do you want to address that?

5 (Audience talking)

6 MR. KOTHERITHARA: So last month --

7 THE REPORTER: Emil, can you come over
8 here? Everybody is talking, and I can't hear you.

9 VICE CHAIR SANFORD: Excuse me, excuse
10 me, excuse me. I need some quiet in the room,
11 please. If you have any discussions, I please ask
12 you to go outside and then you are welcome to come
13 back in.

14 Okay. Emil?

15 MR. KOTHERITHARA: Last month's list of
16 bills showed \$1700 as a payment to Mr. Rodriguez,
17 being that his invoices run a four-week period, so
18 once every year, you're going to see a \$1700
19 payment. Every other month will be \$850.

20 COMMISSIONER IMPASTATO: So how much
21 was paid of the 10,200 so far this year?

22 MR. KOTHERITHARA: In the calendar?

23 COMMISSIONER IMPASTATO: Yeah.

24 MR. KOTHERITHARA: Through July,
25 \$5,950.

1 COMMISSIONER IMPASTATO: So half,
2 pretty much almost half.

3 MR. KOTHERITHARA: Yes.

4 COMMISSIONER IMPASTATO: Hum, I
5 don't -- again, I would like to just vote on it
6 separately here, and then we can go to Resident
7 Services and have a discussion about whether or not
8 we want to continue the program.

9 Counsel, is that how we can go about
10 it?

11 MR. FITZPATRICK: Yes. The only point
12 I believe is this entry on the bill list is for
13 services already rendered.

14 Am I correct on that, Emil?

15 MR. KOTHERITHARA: That is correct.

16 MR. FITZPATRICK: This is not a
17 circumstance where you are authorizing a future
18 payment. This is something that has already been
19 incurred by the Authority.

20 COMMISSIONER IMPASTATO: Is there a
21 contract with this individual?

22 MR. FITZPATRICK: There is a contract,
23 which expired, and provides for a continuation on a
24 month-to-month basis.

25 COMMISSIONER IMPASTATO: So there is no

1 liability here of exposure then, if we end the
2 program that we would be breaching a contract?

3 MR. FITZPATRICK: You need to give
4 notice to that effect. That is correct.

5 CHAIRMAN MELLO: Mr. Vice Chair?

6 VICE CHAIR SANFORD: Yes, Mr. Chair.

7 CHAIRMAN MELLO: Can you hear me,
8 Counsel? Can you hear me?

9 VICE CHAIR SANFORD: We can hear you.

10 MR. FITZPATRICK: Yes, sir.

11 CHAIRMAN MELLO: I mean, there doesn't
12 need to be a written contract, if we have been in
13 the habit of paying every month. Am I correct on
14 that?

15 MR. FITZPATRICK: You are correct in
16 that.

17 CHAIRMAN MELLO: Yes. So I appreciate
18 what Commissioner Impastato is saying and all of the
19 thoughts he shared about this particular service
20 compared to other services. I am in agreement with
21 much, if not all of what he is saying, but I don't
22 think that we should fail to pay for services
23 already rendered.

24 You know, I told him yesterday that I
25 would like to sit down with LaTrenda Ross, who is no

1 longer a Commissioner, I would like to make him
2 Chair of the Resident Services Committee that we
3 both serve on, and he could call the meeting and
4 discuss it, and we can discuss whether future
5 payments are warranted, but I don't think we should
6 fail to pay for services already rendered.

7 COMMISSIONER IMPASTATO: I agree with
8 that. We should have done this last month, but we
9 were waiting for the information, yeah. So I agree
10 with that completely and then we can have a meeting,
11 a committee meeting, and next month we can decide
12 whether or not to use the program. Am I correct?

13 But this month in July, he will be
14 doing services rendered, so then next month, we will
15 have to pay him for that, right?

16 MR. FITZPATRICK: And probably August
17 because you need to give him a reasonable notice.

18 VICE CHAIR SANFORD: Any more
19 discussion?

20 Is there a motion to -- oh, we did
21 that. So roll call?

22 EXECUTIVE DIRECTOR RECKO: J. Burrell?

23 H. Forman?

24 COMMISSIONER FORMAN: Yes.

25 EXECUTIVE DIRECTOR RECKO: A.

1 Impastato?

2 COMMISSIONER IMPASTATO: Yes.

3 EXECUTIVE DIRECTOR RECKO: A. Lewit?

4 COMMISSIONER LEWIT: Yes.

5 EXECUTIVE DIRECTOR RECKO: D. Mello?

6 CHAIRMAN MELLO: Yes.

7 EXECUTIVE DIRECTOR RECKO: J. Sanford?

8 VICE CHAIR SANFORD: Yes.

9 Next item on the agenda, Resolution No.

10 2019-07.03, a resolution of the Housing Authority of

11 the City of Hoboken to increase the amount of

12 contract for Physical Security System Enhancements.

13 Is there a motion?

14 COMMISSIONER IMPASTATO: Motion.

15 VICE CHAIR SANFORD: Second?

16 COMMISSIONER FORMAN: Second.

17 VICE CHAIR SANFORD: Any discussion?

18 EXECUTIVE DIRECTOR RECKO: This is for

19 some miscellaneous items over the course of this

20 fairly large contract. It is a \$5,924 order for

21 some vandal dome knock-outs, et cetera. It is

22 fairly small stuff.

23 VICE CHAIR SANFORD: Any other

24 discussion?

25 Okay. Roll call.

1 EXECUTIVE DIRECTOR RECKO: J. Burrell?

2 H. Forman?

3 COMMISSIONER FORMAN: Yes.

4 EXECUTIVE DIRECTOR RECKO: A.

5 Impastato?

6 COMMISSIONER IMPASTATO: Yes.

7 EXECUTIVE DIRECTOR RECKO: A. Lewit?

8 COMMISSIONER LEWIT: Yes.

9 EXECUTIVE DIRECTOR RECKO: D. Mello?

10 CHAIRMAN MELLO: Yes.

11 EXECUTIVE DIRECTOR RECKO: J. Sanford?

12 VICE CHAIR SANFORD: Yes.

13 Next, Resolution No. 2019-07.04, a

14 resolution of the Housing Authority of the City of

15 Hoboken to increase the amount of contract for

16 security equipment room at Monroe Gardens.

17 Motion?

18 COMMISSIONER FORMAN: Make a motion.

19 VICE CHAIR SANFORD: Second?

20 COMMISSIONER IMPASTATO: Second.

21 VICE CHAIR SANFORD: Thank you.

22 Director?

23 EXECUTIVE DIRECTOR RECKO: There were a

24 number of things that we filed. We got the

25 architect's letter in here of recommendation.

1 After our electrical inspectors for the
2 city inspection, there are a few things that were
3 not in the spec that the electrical inspector
4 required on the generator over at Monroe Gardens,
5 and we asked the contractor to give us a price
6 through the architect, and that is what you see
7 before you today. In order to complete the project,
8 we need to respond to the electrical inspection
9 request.

10 Emil, anything you want to add to that?

11 MR. KOTHERITHARA: So there are two
12 items on this change order. One is the electrical
13 changes, and then it was realized that some
14 additional fencing would be required. This project
15 is completely funded through the city through CBDG
16 grants, and we do have the room in the contract to
17 allow for the change order. There's no cost to the
18 Authority.

19 VICE CHAIR SANFORD: Any other
20 questions?

21 Call the vote.

22 EXECUTIVE DIRECTOR RECKO: J. Burrell?

23 H. Forman?

24 COMMISSIONER FORMAN: Yes.

25 EXECUTIVE DIRECTOR RECKO: A.

1 Impastato?

2 COMMISSIONER IMPASTATO: Yes.

3 EXECUTIVE DIRECTOR RECKO: A. Lewit?

4 COMMISSIONER LEWIT: Yes.

5 EXECUTIVE DIRECTOR RECKO: D. Mello?

6 CHAIRMAN MELLO: Yes.

7 EXECUTIVE DIRECTOR RECKO: J. Sanford?

8 VICE CHAIR SANFORD: Yes.

9 Resolution No. 2019-07.05, a resolution
10 of the Housing Authority of the City of Hoboken to
11 increase the amount of contract for partial window
12 replacement at Andrew Jackson Gardens and
13 Christopher Columbus Gardens.

14 Motion?

15 COMMISSIONER IMPASTATO: Motion.

16 VICE CHAIR SANFORD: Second?

17 COMMISSIONER FORMAN: Second.

18 VICE CHAIR SANFORD: Thank you.

19 Director?

20 EXECUTIVE DIRECTOR RECKO: This project
21 is a project you approved in the past again through
22 CDBG funds. As we got into this project, we really
23 decided that we needed some changes to the initial
24 scope of work to make these windows stronger, more
25 vandal proof and longer lasting.

1 We talked to the contractor. We
2 included our suggestions again pretty much led by
3 Mr. Goddin, which I think were excellent
4 suggestions, and I agree with them completely, and
5 we went back for a redesign with the contract and
6 had some changes, some hardware, some better
7 hardware, very crucial on this project, so people
8 can't break the hardware as they go in the
9 stairwells. Screens, with, you know, better
10 screens, and engineering shop drawings on top of
11 that.

12 Anything else, Emil, that I have
13 forgotten?

14 MR. KOTHERITHARA: No, you are good.

15 EXECUTIVE DIRECTOR RECKO: You might as
16 well stay on up here a little bit.

17 So we think it is going to address it.
18 These are the windows that we had to replace in our
19 seven-story stairwells to increase ventilation.

20 COMMISSIONER IMPASTATO: Currently they
21 do not open, right?

22 EXECUTIVE DIRECTOR RECKO: Currently
23 they do not open. There is no ventilation in the
24 stairwells, and they will open, and they will be
25 secured.

1 COMMISSIONER IMPASTATO: Got it.

2 VICE CHAIR SANFORD: One question for
3 me.

4 What is the credit for Christopher
5 Columbus Gardens?

6 It says change order one.

7 EXECUTIVE DIRECTOR RECKO: \$3,4466.

8 VICE CHAIR SANFORD: \$39,780?

9 EXECUTIVE DIRECTOR RECKO: Emil, do you
10 want to help me out?

11 MR. KOTHERITHARA: Can you say it one
12 more time?

13 VICE CHAIR SANFORD: There is a
14 document GS Nova, Inc., change order number 1, first
15 line item or second line item, \$39,780.

16 MR. KOTHERITHARA: So you're seeing a
17 deduct on that. The reason being in order for us to
18 accomplish this, the initial scope of this project,
19 including Christopher Columbus, it was going to be
20 ten buildings.

21 In order for us to accomplish this in
22 the greater capacity with better windows, we had to
23 take out Christopher Columbus. So we went from ten
24 buildings to eight buildings, so that is why that
25 deduct of 40,000 or 39,780 you're seeing, it's the

1 two buildings at CCG.

2 VICE CHAIR SANFORD: Thank you.

3 Any other questions?

4 Call the vote.

5 EXECUTIVE DIRECTOR RECKO: J. Burrell?

6 H. Forman?

7 COMMISSIONER FORMAN: Yes.

8 EXECUTIVE DIRECTOR RECKO: A.

9 Impastato?

10 COMMISSIONER IMPASTATO: Yes.

11 EXECUTIVE DIRECTOR RECKO: A. Lewit?

12 COMMISSIONER LEWIT: Yes.

13 EXECUTIVE DIRECTOR RECKO: D. Mello?

14 CHAIRMAN MELLO: Yes.

15 EXECUTIVE DIRECTOR RECKO: J. Sanford?

16 VICE CHAIR SANFORD: Yes.

17 Next, Resolution No. 2019-07.06, a
18 resolution of the Housing Authority of the City of
19 Hoboken to award a contract for trash chute
20 maintenance services.

21 Is there a motion?

22 COMMISSIONER FORMAN: Make a motion.

23 VICE CHAIR SANFORD: Second?

24 COMMISSIONER LEWIT: Second.

25 VICE CHAIR SANFORD: Thank you.

1 Director?

2 EXECUTIVE DIRECTOR RECKO: Three bids
3 were received for the trash chute maintenance
4 service. We are recommending that we go with the
5 lowest contractor here, Chute Plus, LLC. We feel
6 comfortable that they will do a good job for us and
7 move forward with our trash chute maintenance
8 services.

9 COMMISSIONER IMPASTATO: Is this -- do
10 these contracts go through the procurement
11 committee?

12 EXECUTIVE DIRECTOR RECKO: No. We put
13 contracts that are RFP for professional services
14 straight bid contracts. We never put them in the
15 procurement committee.

16 COMMISSIONER IMPASTATO: I'm still,
17 right, I am still on the committee?

18 VICE CHAIR SANFORD: As far as I know.
19 Any other questions?

20 Okay.

21 EXECUTIVE DIRECTOR RECKO: J. Burrell?
22 H. Forman?

23 COMMISSIONER FORMAN: Yes.

24 EXECUTIVE DIRECTOR RECKO: A.
25 Impastato?

1 COMMISSIONER IMPASTATO: Yes.

2 EXECUTIVE DIRECTOR RECKO: A. Lewit?

3 COMMISSIONER LEWIT: Yes.

4 EXECUTIVE DIRECTOR RECKO: D. Mello?

5 CHAIRMAN MELLO: Yes.

6 EXECUTIVE DIRECTOR RECKO: J. Sanford?

7 VICE CHAIR SANFORD: Yes.

8 Next resolution, Resolution No.

9 2019-07.07, a resolution of the Housing Authority of
10 the City of Hoboken to award a contract for
11 exterminating services.

12 Is there a motion?

13 COMMISSIONER IMPASTATO: Motion.

14 VICE CHAIR SANFORD: Second?

15 COMMISSIONER FORMAN: Second.

16 VICE CHAIR SANFORD: Thank you.

17 Director?

18 EXECUTIVE DIRECTOR RECKO: These are
19 our standard extermination services contract.

20 Emil, is this the same company?

21 MR. KOTHERITHARA: It's the same
22 company that's been providing us services for the
23 last two years. They provide monthly preventive
24 services, along with special treatments and bed bug
25 treatments on an as-needed basis.

1 VICE CHAIR SANFORD: Any discussion?

2 Okay. Call the vote, please.

3 EXECUTIVE DIRECTOR RECKO: J. Burrell?

4 H. Forman?

5 COMMISSIONER FORMAN: Yes.

6 EXECUTIVE DIRECTOR RECKO: A.

7 Impastato?

8 COMMISSIONER IMPASTATO: Yes.

9 EXECUTIVE DIRECTOR RECKO: A. Lewit?

10 COMMISSIONER LEWIT: Yes.

11 EXECUTIVE DIRECTOR RECKO: D. Mello?

12 CHAIRMAN MELLO: Yes.

13 EXECUTIVE DIRECTOR RECKO: J. Sanford?

14 VICE CHAIR SANFORD: Yes.

15 Resolution No. 2019-07.08, a resolution

16 authorizing the approval of the 2020 Agency Plan.

17 Motion?

18 COMMISSIONER IMPASTATO: Motion.

19 VICE CHAIR SANFORD: Second?

20 COMMISSIONER LEWIT: Second.

21 VICE CHAIR SANFORD: Thank you.

22 Director?

23 EXECUTIVE DIRECTOR RECKO: In many ways

24 this plan is very similar to the plans that we seen

25 in past years. Probably the major administrative

1 change we made in this year's plan is to insert
2 language that we can go out for project based
3 management on -- I'm sorry -- for a Section 8
4 project based assistance this year.

5 So we would be able to go out for an
6 RFP this year in order to project base some of our
7 Section 8 vouchers. We have been having trouble
8 getting our Section 8 vouchers on the streets. On
9 the other hand, we do want to retain a number of our
10 Section 8 vouchers as we go into RAD and possibly a
11 Section 18 renovation on our larger properties, but
12 there are some good concepts out in the Hoboken
13 community right now that we believe we might be able
14 to move forward with some limited project basing of
15 our Section 8 assistance this year.

16 So this plan includes that ahead of
17 time, so that once this is approved, we will be able
18 to go out for an RFP for project based assistance.

19 We did review this plan in the capital
20 fund amounts with the Finance Committee, Facilities
21 Committee.

22 Emil, anything we should add there?

23 MR. KOTHERITHARA: And we reviewed that
24 yesterday with the Facilities Committee, on what our
25 intentions are for the 2020 capital fund grant,

1 along with the Resident Advisory Board came up to
2 speed on this.

3 VICE CHAIR SANFORD: Any discussion?

4 Call the vote, please.

5 EXECUTIVE DIRECTOR RECKO: J. Burrell?

6 H. Forman?

7 COMMISSIONER FORMAN: Yes.

8 EXECUTIVE DIRECTOR RECKO: A.

9 Impastato?

10 COMMISSIONER IMPASTATO: Yes.

11 EXECUTIVE DIRECTOR RECKO: A. Lewit?

12 COMMISSIONER LEWIT: Yes.

13 EXECUTIVE DIRECTOR RECKO: D. Mello?

14 CHAIRMAN MELLO: Yes.

15 EXECUTIVE DIRECTOR RECKO: J. Sanford?

16 VICE CHAIR SANFORD: Yes.

17 All right. The next resolution,
18 Resolution No. 2019-07.09, a resolution to adopt and
19 approve single audit for fiscal year October 1st,
20 2017 to September 30th, 2018 of the Housing
21 Authority of the City of Hoboken conducted by
22 Polcari & Company, CPA.

23 Motion?

24 COMMISSIONER IMPASTATO: Motion.

25 VICE CHAIR SANFORD: Second?

1 COMMISSIONER FORMAN: Second.

2 COMMISSIONER LEWIT: Second.

3 VICE CHAIR SANFORD: Thank you.

4 Director?

5 EXECUTIVE DIRECTOR RECKO: We have been
6 working with the auditor now for a few months.

7 Come on up, and I will allow him to
8 present a review of the audit report.

9 MR. MAURICE: Good evening, everyone.

10 The audit report was issued on June
11 27th. It was due --

12 THE REPORTER: I'm sorry, but I can
13 hardly hear you.

14 MR. MAURICE: I said: The audit report
15 was issued on June 27th. It was required to be
16 issued by June 30th. They have nine months from the
17 end of their fiscal year end.

18 VICE CHAIR SANFORD: You have to speak
19 up.

20 Thank you.

21 MR. MAURICE: The audit -- the
22 auditor's report was an unqualified opinion, which
23 is the best opinion you can get on financial
24 statements.

25 This year the Authority was required to

1 adopt GASB 75. You might have been discussing that
2 earlier. You had to record the liability for
3 benefits, other than pensions on your -- as
4 liability on your financial statements.

5 An actuarial evaluation was done.
6 There was an increase in the liabilities of about
7 \$10 million, and that entry was recorded.

8 And unfortunately, the equity then
9 shows as a negative equity, as you can see in your
10 report.

11 On a positive note, there were positive
12 cash flows of about a half a million dollars. The
13 report on the major programs, there were two
14 findings. There was a qualified opinion. Both
15 findings were a few findings from a prior year.

16 The first finding had to do with the
17 tenant files, recertifications and documentations in
18 the files were either inadequate, missing or were
19 not done.

20 The second finding was the Authority
21 used -- transferred through the interfund money from
22 the amps to the Central Office Cost Center to pay
23 those bills. That is not allowed under HUD asset
24 management. That finding has been ongoing for the
25 last several years. The total amount of that cost

1 is about \$484,000 net and remaining that would need
2 to be repaid back to the amps from the COCC, the
3 Central Office Cost Center.

4 VICE CHAIR SANFORD: Any questions?

5 COMMISSIONER IMPASTATO: Yeah. What
6 is -- why is -- what is the ten million for, what
7 went up?

8 MR. MAURICE: So the GASB, generally
9 going under the accounting standards came out with a
10 GASB 75 that said now that we have to recognize the
11 entire liability, recognize it on an amortized basis
12 over 30 years. We had to put the entire liability
13 on. So that is the liability that we have to pay
14 employees for medical benefits after they retire, so
15 our share of that liability comes out to
16 approximately \$10 million.

17 COMMISSIONER IMPASTATO: So that is
18 every Housing Authority in the country?

19 MR. MAURICE: That is every Housing
20 Authority in the country had to do that.

21 COMMISSIONER IMPASTATO: And where do
22 we --

23 MR. MAURICE: That is about average.

24 THE REPORTER: I'm sorry. I didn't
25 hear the answer.

1 MR. MAURICE: That's about average. I
2 mean, based on the number of employees you have and
3 the benefits that you offer, it is different for
4 every Authority.

5 So your total accrued pension, you have
6 to record the pension liability was \$18.2 million.
7 That was up from 8.5 million in the prior year.

8 COMMISSIONER FORMAN: You said we are
9 in the middle of that --

10 MR. MAURICE: The larger Housing
11 Authorities are going to have a bigger liability,
12 and the smaller ones and depending on the benefits
13 that you offer, it is going to vary. So \$10 million
14 is just a large increase, but there are some that
15 are four or three.

16 COMMISSIONER IMPASTATO: The \$500,000
17 in revenues --

18 MR. MAURICE: Not revenues --

19 COMMISSIONER IMPASTATO: Is that
20 because of the increase in HUD subsidies?

21 MR. MAURICE: That's due to the
22 increase in subsidies, additional revenues and
23 decreases from certain expense line items.

24 COMMISSIONER IMPASTATO: So that is a
25 credit to --

1 MR. MAURICE: The job that they're --

2 COMMISSIONER IMPASTATO: That the
3 Director is doing.

4 MR. MAURICE: -- right.

5 COMMISSIONER IMPASTATO: And is that
6 ever -- have you ever had an increase in revenues?

7 MR. MAURICE: Revenues are at a loss
8 because of depreciation. I say cash flow because
9 cash flow is actual money that came in without
10 accruals and non-cash items, such as appreciation.

11 VICE CHAIR SANFORD: Any other
12 questions?

13 Okay. Director, any other comments?

14 EXECUTIVE DIRECTOR RECKO: No. I think
15 overall, if you look back at our audit from a few
16 years ago, this is an improvement.

17 We have no findings regarding how we
18 are contracting, for example, contracting limits.

19 We have no findings, if I am correct,
20 no findings on our actual rent calculations.

21 MR. MAURICE: Correct. Your findings
22 have gone down. They are two findings, and they're
23 both repeat findings from previous years, but there
24 have been no additional findings. They're the same
25 findings that are still open.

1 The one with the COCC, that is going to
2 stay there until you are able to repay that.

3 EXECUTIVE DIRECTOR RECKO: Probably
4 until we go over to RAD, but we also had -- talked
5 to the fee accountant, who is coming up soon, we
6 also have a few strategies this year that we may be
7 able to address. If not all of it, but at least a
8 good portion of it.

9 This is the problem that I think is
10 shared by many Housing Authorities throughout the
11 country, and we've gone to project based management.
12 There is only so much money, and I think RAD will
13 address that quite a bit as we go towards that, and
14 redevelop our units, and this also touches back on
15 what I said in my report on the other finding of our
16 management files, we are having training and we are
17 reviewing our files, so I wouldn't expect that that
18 finding is going to stay much longer.

19 But this is already July. Our fiscal
20 year ends October, so we will hope to have no
21 findings next year. If we have any, I think you
22 will see that they are significantly reduced.

23 MR. MAURICE: Right.

24 And I did speak with HUD. They were
25 satisfied with the corrective action plan submitted

1 by the Authority. They are aware of the findings,
2 and they are satisfied with the steps that you are
3 taking to rectify those findings. I did speak to
4 HUD.

5 COMMISSIONER IMPASTATO: Is there a
6 like a time -- is there a deadline on this, being
7 accepted or -- I mean, I think I am seeing this for
8 the first time tonight.

9 MR. MAURICE: Correct.

10 COMMISSIONER IMPASTATO: Is there a way
11 to -- it is a pretty extensive thing to look at in a
12 couple of minutes. Is there any way to -- I mean,
13 do we have a month to look at it and review it and
14 come back next month and vote on it?

15 EXECUTIVE DIRECTOR RECKO: I think it
16 has to be submitted before that.

17 MR. MAURICE: Well, the audit was
18 required to be submitted to HUD by June 30th. That
19 is by statute, federal statute, it has to be
20 submitted by June 30th.

21 COMMISSIONER IMPASTATO: So what are we
22 going --

23 EXECUTIVE DIRECTOR RECKO: That you saw
24 and that you approved the audit.

25 COMMISSIONER IMPASTATO: I mean, I

1 can't approve something I am reading --

2 MR. MAURICE: Well, that's a little bit
3 of a misnomer. You don't really approve the audit.
4 The audit is my --

5 EXECUTIVE DIRECTOR RECKO: You accept
6 the audit.

7 MR. MAURICE: -- right. We send a
8 draft to the Authority.

9 COMMISSIONER IMPASTATO: When did you
10 sent a draft?

11 MR. MAURICE: The draft came to the
12 Authority I would say sometime the beginning of
13 June, and that was reviewed by your CFO and by your
14 fee accountant, and after it is approved by them,
15 then we submit it. We don't submit it until we get
16 an approval that you are finding the audit --

17 EXECUTIVE DIRECTOR RECKO: And we write
18 up the responses.

19 MR. MAURICE: Yes. You write the
20 responses to the findings.

21 COMMISSIONER IMPASTATO: Yeah. I mean,
22 I don't know what any of you think, but this -- I
23 would like to -- this seems like some good stuff, so
24 I would like to go back and review and read and
25 prepare some questions to ask before I feel

1 comfortable in approving it.

2 VICE CHAIR SANFORD: To allay
3 Commissioner Impastato's concerns, is it possible
4 for us to vote now? However that vote turns out, at
5 a later date, after you reviewed the audit, that we
6 can come back to it and make changes or at least
7 address whatever concerns may come out of the audit?

8 MR. MAURICE: Well, that is up to you.
9 I am available to answer questions for you
10 throughout the year.

11 EXECUTIVE DIRECTOR RECKO: We did send
12 it out in the Board packet last week, so it was in
13 the Board packet that was sent originally, and
14 correct me if I am wrong, I don't think you can
15 change this audit.

16 MR. MAURICE: I cannot.

17 EXECUTIVE DIRECTOR RECKO: You cannot.
18 The Board, no matter what they say can't change it.

19 COMMISSIONER IMPASTATO: So it's just
20 something I can review and next meeting I can ask
21 questions.

22 EXECUTIVE DIRECTOR RECKO: You can ask
23 questions on any area you have questions. It's just
24 a matter that we know this guy has done a thorough
25 job and you're accepting that --

1 VICE CHAIR SANFORD: Think of this as
2 he has done an audit. We are merely accepting the
3 audit, and you will exercise your oversight as a
4 Board member and bring up any kind of concerns based
5 on your review of the audit.

6 MR. MAURICE: You prepared the
7 financial statements, the FDS, which is in the
8 report. That is prepared by your staff and the fee
9 accountant. We performed tests on that to make sure
10 that it is not materially mistaken --

11 COMMISSIONER IMPASTATO: Got it.

12 MR. MAURICE: -- but you do get the
13 audit report a week before it's submitted. We do
14 not submit anything unless we have your approval.

15 COMMISSIONER IMPASTATO: Oh, that's
16 good. I will take a month and then come back with
17 any questions. That's great.

18 COMMISSIONER IMPASTATO: Anybody else?

19 Call the vote.

20 EXECUTIVE DIRECTOR RECKO: J. Burrell?

21 H. Forman?

22 COMMISSIONER FORMAN: Yes.

23 EXECUTIVE DIRECTOR RECKO: A.

24 Impastato?

25 COMMISSIONER IMPASTATO: Yes.

1 EXECUTIVE DIRECTOR RECKO: A. Lewit?

2 COMMISSIONER LEWIT: Yes.

3 EXECUTIVE DIRECTOR RECKO: D. Mello?

4 CHAIRMAN MELLO: Yes.

5 EXECUTIVE DIRECTOR RECKO: J. Sanford?

6 VICE CHAIR SANFORD: Yes.

7 Next resolution, Resolution No.

8 2019-07.17, a resolution approving the amp budgets

9 for the Housing Authority for the City of Hoboken.

10 Is there a motion?

11 COMMISSIONER IMPASTATO: Motion.

12 VICE CHAIR SANFORD: Second?

13 COMMISSIONER FORMAN: Second.

14 VICE CHAIR SANFORD: Discussion?

15 EXECUTIVE DIRECTOR RECKO: I think now

16 is the time to call our fee accountant up really on

17 the next two because we are going through the annual

18 and capital budget, and we are also going through

19 the amp budgets, so they probably interrelate in

20 some way, so you might address both of these.

21 MR. KATCHEN: Good evening, everybody.

22 So the amp budgets in total with the

23 central office reflect a net loss of \$105,354.

24 To give you a broad brush, and then I

25 can answer any questions, your largest source of

1 revenue is HUD funding, which we have anticipated at
2 93 percent, which is as good as you are going to
3 get. It is the same as 2018. This year HUD
4 estimates it will be anywhere from 90 percent to 95
5 percent, so we used 93 which you received last year.

6 The rental income is based on your
7 actual rent rolls for the month of June, and the
8 amount of capital support of \$535,000, plus 120 in
9 in management fees is consistent and identical to
10 what you have in your current budget and available
11 through your capital budget.

12 The results are that we are projecting
13 in the amps in total a loss of \$175,103, and the
14 surplus in the Central Office Cost Center of
15 \$69,750, which would move towards satisfying the
16 reduction in the amount that is included in the
17 audit finding as far as the COCC owing to the amps.

18 The Housing Choice Voucher Program,
19 your revenue has decreased over the last few years
20 by virtue -- administratively -- by virtue of less
21 units because the participants in the program just
22 can't find reasonable apartments that meet housing
23 quality standards, so your admin fee is based on the
24 number of units on the lease.

25 If you add your maximum program of 310

1 and funding that was available versus the 200 that
2 are currently subsidized, that would generate a heck
3 of a lot more revenue, but the units are not there,
4 so that is in a nutshell the amp budget.

5 Anybody have any questions?

6 COMMISSIONER IMPASTATO: How do we
7 increase the amount of units?

8 EXECUTIVE DIRECTOR RECKO: We find
9 units in Hoboken that people will rent through us
10 seeking units for a fair market rent.

11 COMMISSIONER IMPASTATO: So, for
12 example, like Applied?

13 EXECUTIVE DIRECTOR RECKO: Applied,
14 correct.

15 COMMISSIONER IMPASTATO: And there's
16 the Section 8 Program --

17 EXECUTIVE DIRECTOR RECKO: Yes, in
18 their buildings --

19 COMMISSIONER IMPASTATO: And then --

20 EXECUTIVE DIRECTOR RECKO: -- they are
21 taking less and less all the time --

22 COMMISSIONER IMPASTATO: -- we could
23 try to work with them to increase and get some those
24 units --

25 EXECUTIVE DIRECTOR RECKO: We do talk

1 to them consistently about that.

2 Their trend tends to be to not take as
3 many Section 8 vouchers as they did in the past.

4 When you are a landlord, and you can
5 get a thousand more rent on the private market than
6 you can get through our voucher, that is the issue.
7 In a nutshell, that's the issue.

8 That is what we are fighting here in
9 Hoboken, and it's also one of the reasons we really
10 need to look at some project basing that we
11 mentioned before, and so we actually have maybe a
12 non profit that comes in and wants to have some
13 units that those are attached to and also to keep
14 pushing for our redevelopment track.

15 We need to continue down to the RAD
16 Section 18 track, not only at Fox Hill, but what we
17 are doing right now as fast as we can to redevelop
18 the rest of it and maybe come out on the main
19 campus, if we decide we are going to do demolition
20 and rebuilding, maybe we come out with more units
21 than we started with that we project based and can
22 send those vouchers to our own units.

23 That is the long-term strategy because
24 I don't think we are going to snap our fingers and
25 have a developer walk in the door and say, "We want

1 to build 120 units, and we're going to take your
2 vouchers."

3 That ain't going to happen.

4 COMMISSIONER IMPASTATO: With the new
5 buildings that's going on in Hoboken, there are
6 affordable housing units that have to go into the
7 buildings.

8 We can't -- can we -- have we talked to
9 the city about those units having to go to units
10 like this?

11 EXECUTIVE DIRECTOR RECKO: We had some
12 preliminary discussions, but we have not been able
13 to get through that bridge yet.

14 The restriction that the city has on
15 their set aside units, there are possible ways that
16 those developers can still rent to people above our
17 income limits because they are different income
18 limits from theirs, and we have not quite got there.

19 I would like that, by the way. We had
20 some discussions on that, but we have not yet been
21 able to strike that deal with the city to get them
22 to say: Developer, you not only have to have low
23 and moderate income communities, but you are
24 required to rent them to Section 8 voucher holders,
25 or at least you have to have these rental limits on

1 them.

2 We have not been able to get to that
3 point.

4 COMMISSIONER IMPASTATO: Is that just a
5 relationship with yourself and the administration or
6 is the Board, something we can help with?

7 EXECUTIVE DIRECTOR RECKO: I think as
8 we start to talk to people that are involved in
9 housing and concerned about housing, I know a couple
10 of them I talked to are really in favor of this.
11 They think it is a great idea.

12 COMMISSIONER IMPASTATO: Yeah. You see
13 a lot of those units go to like other cities in the
14 state and --

15 EXECUTIVE DIRECTOR RECKO: Right. They
16 are really in favor of this, so I think we could
17 strategize and do a little bigger push for those
18 folks. Maybe have them in and have a little
19 discussion with them. Yes, I would love to work
20 something out like that --

21 COMMISSIONER IMPASTATO: That would
22 make a dent. That would give us --

23 EXECUTIVE DIRECTOR RECKO: That would
24 help.

25 MR. KATCHEN: Absolutely.

1 COMMISSIONER IMPASTATO: What other
2 companies like Applied offer Section 8?

3 EXECUTIVE DIRECTOR RECKO: Any other
4 big companies, Emil, that we got?

5 UNKNOWN VOICE: Emil left.

6 EXECUTIVE DIRECTOR RECKO: Emil left.

7 I don't know of any large companies
8 like Applied, by the way. We have got a number of
9 smaller companies, smaller apartment complexes and
10 just LLCs that will take a few, but there is nobody
11 of that magnitude.

12 COMMISSIONER FORMAN: I think there is
13 one developer trying to renege on the deal, 700
14 Madison.

15 A VOICE: Bijou?

16 COMMISSIONER FORMAN: Yeah. He was
17 going to court and saying that it wasn't an
18 agreement. So I mean, hopefully the city will take
19 him into court and say this is the agreement, this
20 is what you signed, and this is what you have to do.

21 COMMISSIONER IMPASTATO: So we could
22 potentially sit down with Joe Barry and say, hey --

23 COMMISSIONER FORMAN: Joe retired.

24 COMMISSIONER IMPASTATO: He is still
25 involved.

1 EXECUTIVE DIRECTOR RECKO: We sure
2 could.

3 MR. KATCHEN: Any other questions?

4 COMMISSIONER IMPASTATO: I'm sorry.
5 The other question I have is last year at this time,
6 we talked about the capital improvements trying to
7 save money by fixing our elevators.

8 What is the finding that we have seen
9 in this past year?

10 Have we gotten to that point where we
11 can kind of analyze and say, yes, the plan worked?

12 EXECUTIVE DIRECTOR RECKO: We have not
13 been there yet. As I mentioned, we are hoping to
14 close the housing financing loan. Have their Board
15 approve it in September. We will then have a period
16 of contracting for a year or so. It was long-term.

17 Once those improvements are in, then we
18 will start to see those over the next year.

19 Once we keep going through the RAD
20 program and we improve our properties, we will then
21 start to see those. They are just not there yet.
22 That has to be a longer term strategy. You know,
23 this is our first 2020 projection.

24 Now, we will also do a final budget in
25 September, is that right?

1 MR. KATCHEN: Yes. So this is the
2 first bite of the apple, the consideration of
3 approval, not an adoption. You cannot adopt in
4 advance of the State of New Jersey signing off on
5 it.

6 So this, if the Board so desires to
7 approve the resolution, authorizes Marc to send this
8 budget down -- well, this one is the amp budget.
9 Only the resolution goes to HUD.

10 The next resolution is the New Jersey
11 budget, which is the one that is consideration of
12 approval. If the State approves it, then in
13 September you consider it for adoption.

14 (People speaking at once)

15 EXECUTIVE DIRECTOR RECKO: So this is
16 our 2020 projection, starting October 1st going into
17 2020. We did put into this budget our Resident
18 Services' budget. We also put into this budget I
19 think significantly hopefully a little more money
20 for admin staff this year, a little increase for
21 admin staff above and beyond what they were getting
22 in the past, and the number of admin staff
23 currently, we have some adjustments that we need to
24 make.

25 So it is not a lot, but if we put 30,

1 40,000 in here as a first blush, once the new year
2 started, we can then decide how we are going to do
3 it, whether we going to go from what we've
4 traditionally done, cost of living, maybe make that
5 a little higher, or do merit raising, we can figure
6 that out a little later, but I do want to say real
7 clearly that we are taking care of the staff.

8 We had some issues not only with I
9 think the admin staff falling behind, but also which
10 shows in our attempts to hire people. We are having
11 a hard time hiring people because our salary levels
12 have fallen behind the rest of the community, so we
13 included a little bit of funds in here to make that
14 happen.

15 We have made sure that we kept our
16 maintenance budgets where we need them from past
17 history and gone from there. Other than that, it is
18 pretty similar to last year.

19 COMMISSIONER IMPASTATO: When is the
20 last time we had an increase in admin?

21 EXECUTIVE DIRECTOR RECKO: Well, we've
22 been doing traditionally a two percent cost of
23 living. Other than that, there has been no real
24 increase, and we are also keeping our eye on our
25 cost of living, our minimum wage in New Jersey is

1 coming on the line.

2 We are in compliance and we will be in
3 compliance for the next year, but we have to start
4 thinking two, three years from now. When we have
5 people that are not making that 15-dollar minimum an
6 hour, and we need to start investing money into this
7 line item, so we work some of our lowest paid folks
8 up and are able to get some of the help we need, so
9 we need a little help in a few areas, but we have
10 been very conservative with our budgets.

11 We have not been giving out dollars.
12 We have been purposely in some areas dragging our
13 feet on some replacements. For example, we do have
14 in our budget a -- Emil, what is it called -- a
15 purchasing agent. What do you call them?

16 MR. KATCHEN: QPA.

17 EXECUTIVE DIRECTOR RECKO: A QPA, we
18 have a QPA position that the Board had approved in a
19 former reorganization, and in talking to Emil, we
20 just said we would still hold off on that another
21 year. You know, that is an expense we don't have to
22 take in, so it makes him work hard.

23 On the other hand, we have also seen we
24 have no audit findings in our purchasing, yay, but
25 it makes it more difficult because our purchasing

1 threshold levels are lower, so, you know, we work
2 with this every day.

3 Sometimes during the week, but we meet
4 with Bill regularly and we try to keep a lid on it.
5 Again, we are projecting that next year, without a
6 doubt, there is no way around it, we are going to be
7 projecting a deficit situation next year, too, but I
8 think in the coming years, you will hopefully start
9 to see that go down.

10 The last thing I will say is:
11 Remember, we are really happy instead of the 90
12 percent funding level, if we get a 93 percent, and
13 we are really happy. That is not a hundred percent.
14 We are happy that we get 93. It is really
15 frustrating at times, but you know, unfortunately it
16 is some of the things that tie our hands.

17 MR. KATCHEN: Thank you.

18 EXECUTIVE DIRECTOR RECKO: Any other
19 questions?

20 VICE CHAIR SANFORD: Thank you, Bill.

21 MR. KATCHEN: I have one more
22 resolution for you.

23 VICE CHAIR SANFORD: So call the vote
24 on this one?

25 MR. FITZPATRICK: Consider this one,

1 yes.

2 EXECUTIVE DIRECTOR RECKO: J. Burrell?

3 H. Forman?

4 COMMISSIONER FORMAN: Yes.

5 EXECUTIVE DIRECTOR RECKO: A.

6 Impastato?

7 COMMISSIONER IMPASTATO: Yes.

8 EXECUTIVE DIRECTOR RECKO: A. Lewit?

9 COMMISSIONER LEWIT: Yes.

10 EXECUTIVE DIRECTOR RECKO: D. Mello?

11 CHAIRMAN MELLO: Yes.

12 EXECUTIVE DIRECTOR RECKO: J. Sanford?

13 VICE CHAIR SANFORD: Yes.

14 Next resolution, Resolution No.

15 2019-07.11, a resolution authorizing the approval of

16 the annual and capital budget for fiscal year

17 October 1st, 2019 through September 30th, 2020.

18 Is there a motion?

19 COMMISSIONER IMPASTATO: Motion.

20 VICE CHAIR SANFORD: Second?

21 COMMISSIONER FORMAN: Second.

22 VICE CHAIR SANFORD: Thank you.

23 Bill.

24 MR. KATCHEN: The question I have is:

25 Is this the resolution for the New Jersey budget?

1 EXECUTIVE DIRECTOR RECKO: Yes, it is.

2 MR. KATCHEN: So the resolution for the
3 New Jersey budget includes the same deficit because
4 we are projecting your voucher program ten and
5 basically will break even. So the deficit that
6 flows down is the deficit from the amp in the COCC
7 budget. So we anticipate revenues of \$15,917,509.
8 Expenditures or appropriations of \$16,022,862, and
9 the use of surplus of one-o-five-three-fifty-three.

10 Additionally, we anticipate capital
11 projects of \$10,825,000.

12 The ten million part of that is
13 hopefully the use of the NJ HMFA monies in the next
14 12 months. It will span more than 12 months, but
15 the contracts will be awarded within 12 months.

16 And this is the budget or the
17 resolution that would authorize Marc to send it to
18 the State for their review scrubbing and
19 consideration.

20 VICE CHAIR SANFORD: Any discussion,
21 Commissioners?

22 Call the vote.

23 EXECUTIVE DIRECTOR RECKO: J. Burrell?
24 H. Forman?

25 COMMISSIONER FORMAN: Yes.

1 EXECUTIVE DIRECTOR RECKO: A.

2 Impastato?

3 COMMISSIONER IMPASTATO: Yes.

4 EXECUTIVE DIRECTOR RECKO: A. Lewit?

5 COMMISSIONER LEWIT: Yes.

6 EXECUTIVE DIRECTOR RECKO: D. Mello?

7 CHAIRMAN MELLO: Yes.

8 EXECUTIVE DIRECTOR RECKO: J. Sanford?

9 VICE CHAIR SANFORD: Yes.

10 EXECUTIVE DIRECTOR RECKO: Thank you,

11 Bill.

12 VICE CHAIR SANFORD: Thank you, Bill.

13 MR. KATCHEN: Thanks, everybody. Have

14 a good rest of the summer.

15 Thank you.

16 VICE CHAIR SANFORD: Okay. Last

17 resolution --

18 MR. FITZPATRICK: We have two more.

19 VICE CHAIR SANFORD: -- excuse me --

20 two more.

21 Resolution No. 2019-07.12, a resolution

22 of the Housing Authority of the City of Hoboken to

23 authorize the Executive Director of the Authority to

24 cooperate with the City of Hoboken in submission of

25 an application to the New Jersey Board of Public

1 Utilities Community Solar Energy Pilot Program.

2 Motion?

3 COMMISSIONER IMPASTATO: Motion.

4 VICE CHAIR SANFORD: Second?

5 COMMISSIONER FORMAN: Second.

6 Director?

7 EXECUTIVE DIRECTOR RECKO: We had the
8 presentation earlier.

9 VICE CHAIR SANFORD: Okay. All in
10 favor -- or call the vote I should say.

11 EXECUTIVE DIRECTOR RECKO: J. Burrell?

12 H. Forman?

13 COMMISSIONER FORMAN: Yes.

14 EXECUTIVE DIRECTOR RECKO: A.

15 Impastato?

16 COMMISSIONER IMPASTATO: Yes.

17 EXECUTIVE DIRECTOR RECKO: A. Lewit?

18 COMMISSIONER LEWIT: Yes.

19 EXECUTIVE DIRECTOR RECKO: D. Mello?

20 CHAIRMAN MELLO: Yes.

21 EXECUTIVE DIRECTOR RECKO: J. Sanford?

22 VICE CHAIR SANFORD: Yes.

23 Okay. Now the last resolution.

24 Resolution No. 2019-07.13, a resolution
25 of the Housing Authority of the City of Hoboken to

1 reject all bids for extraordinary capital
2 improvements and authorize negotiation of a contract
3 for same.

4 Motion?

5 COMMISSIONER IMPASTATO: Motion.

6 VICE CHAIR SANFORD: Second?

7 COMMISSIONER FORMAN: Second.

8 VICE CHAIR SANFORD: Okay.

9 EXECUTIVE DIRECTOR RECKO: What I
10 mentioned earlier regarding our Housing Finance
11 Agency project, anything you would like to add,
12 Counselor, before our Board?

13 MR. FITZPATRICK: This resolution is
14 necessary to move forward with the negotiation. You
15 have to receive and reject bids as being in excess
16 of the amount of money that you have available
17 twice.

18 We did it at the last meeting. We'll
19 do it at this meeting, and the Special Meeting that
20 we are contemplating having, we will be able to
21 consider the next step, which is a negotiated
22 contract.

23 VICE CHAIR SANFORD: Any questions?

24 Okay.

25 EXECUTIVE DIRECTOR RECKO: J. Burrell?

1 H. Forman?

2 COMMISSIONER FORMAN: Yes.

3 EXECUTIVE DIRECTOR RECKO: A.

4 Impastato?

5 COMMISSIONER IMPASTATO: Yes.

6 EXECUTIVE DIRECTOR RECKO: A. Lewit?

7 COMMISSIONER LEWIT: Yes.

8 EXECUTIVE DIRECTOR RECKO: D. Mello?

9 CHAIRMAN MELLO: Yes.

10 EXECUTIVE DIRECTOR RECKO: J. Sanford?

11 VICE CHAIR SANFORD: Yes.

12 Okay. That concludes the resolutions.

13 Do we have any new business?

14 COMMISSIONER IMPASTATO: Just to be

15 clear, so what is our next steps for the karate?

16 EXECUTIVE DIRECTOR RECKO: I think we

17 got a Resident Services Committee meeting set up

18 for -- contrary to what our counselor says, I am

19 going to be taking a vacation next week, but I will

20 be on the phone probably four or five times.

21 MR. FITZPATRICK: I was talking for

22 myself. You'll have to speak for yourself.

23 EXECUTIVE DIRECTOR RECKO: I don't know

24 why I'm doing it, because we already have got like

25 three meetings set up that I will be on the phone

1 for while I'm out of town.

2 So maybe for the week after, we can set
3 up a get-together for the Resident Services
4 Committee, and we can sit down and decide what we
5 want to do from here --

6 COMMISSIONER IMPASTATO: Okay. That is
7 it.

8 EXECUTIVE DIRECTOR RECKO: -- and then
9 come back to the Board.

10 COMMISSIONER IMPASTATO: So it has to
11 go to the committee. The committee makes a
12 recommendation and the Board votes on it?

13 EXECUTIVE DIRECTOR RECKO: Yes.

14 COMMISSIONER IMPASTATO: Got it.

15 VICE CHAIR SANFORD: No closed session,
16 right?

17 EXECUTIVE DIRECTOR RECKO: No closed
18 session.

19 VICE CHAIR SANFORD: Okay.

20 Adjournment, all in favor?

21 (All Board members answered in the
22 affirmative)

23 EXECUTIVE DIRECTOR RECKO: Thank you.

24 (The meeting concluded at 9:35 p.m.)

25

C E R T I F I C A T E

I, PHYLLIS T. LEWIS, a Certified Court Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the proceedings as taken stenographically by and before me at the time, place and date hereinbefore set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel to any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

s/Phyllis T. Lewis, CCR, CRCR

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PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
Notary Public of the State of New Jersey
My commission expires 11/5/2020.
This transcript was prepared in accordance with
NJAC 13:43-5.9.