



HOUSING AUTHORITY
OF THE CITY OF HOBOKEN
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BOARD OF COMMISSIONERS MEETING – December 10, 2020, 7:00pm

PRESENT: Marc Recko, Executive Director
Commissioner Hovie Forman
Commissioner Andrew Impastato
Commissioner Aaron Lewit
Chairperson David Mello
Vice-Chairperson Erica Seitzman
Commissioner Lavon Smith
Commissioner Lissette Vega

COUNSEL: Harold Fitzpatrick, ESQ. (Phone)
Matthew Fitzpatrick, ESQ.

STAFF: Emil Kotherithara, Chief Financial Officer
Lourdes Priestley, Director of Administration
Frank Merchand, Director of Management
Daniel Perez, Resident Service Coordinator
Joshi Mohan, Director of Maintenance

MINUTES:

Pledge of Allegiance

Mr. Recko made the roll call; Commissioner Forman, Commissioner Impastato, Commissioner Lewit, Chairperson Mello, Vice-Chairperson Seitzman, Commissioner Smith and Commissioner Vega were present.

The Vice Chairperson opened the meeting by stating in accordance with the requirements of the Open Public Meetings Law, Chapter 231 of the Public Laws of 1975 of the State of New Jersey, the Board of Commissioners of the Housing Authority of the City of Hoboken announces that the regular December board meeting has been scheduled for Thursday December 10th, 2020 at 7:00pm. Notice was sent to The Jersey Journal and Star Ledger on Tuesday, December 1, 2020, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Tuesday, December 1, 2020 with a copy of the agenda to be posted on the bulletin board in City Hall.



Motion to suspend the Agenda to Allow the Executive Director to Present his Report. Suspend the Agenda and Move the Executive Director's Report prior to the Public Comment.

Chairperson Mello motion and Commissioner Forman seconded

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

EXECUTIVE DIRECTOR REPORT

PUBLIC COMMENT

RESOLUTIONS:

2020-12.01 Resolution authorizing the acceptance of the Meeting Minutes of the Board of Commissioners on December 10, 2020

Vice- Chair Seitzman made the motion and Commissioner Forman seconded

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

2020-12.02 Resolution authorizing the payment of the monthly list of bills

Vice- Chair Seitzman made the motion and Commissioner Lewit seconded

Commissioner Impastato ask a question and a discussion ensues.

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

2020-12.03 Resolution to Award a Contract for the Replacement of a Sewer Line

Commissioner Forman made the motion and Vice-Chair Seitzman seconded



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

2020-12.04 Resolution to Amend the 2020 Agency Plan and Adopt a New Admissions and Continued Occupancy Policy

TABLED:

Chairperson Mello made the motion and Vice-Chair Seitzman second

Commissioner Impastato ask a question and a discussion ensues.

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

2020-12.05 Resolution to Award a Contract for Project-Based Vouchers Between the Housing Authority of the City of Hoboken and the MBS Housing Urban Renewal, LLC.

Chairperson Mello made the motion and Vice-Chair Seitzman seconded.

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

TABLED 1st based on financial information

Commissioner Smith motion and Commissioner Impastato seconded

Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forman "No", Commissioner Impastato "Yes", Commissioner Lewit "No", Chairperson Mello "No", Vice-Chair Seitzman "No" Commissioner Smith "Yes" and Commissioner Vega "Yes"

Motion to table fails.



Discussing continues with Commissioner Impastato, Commissioner Smith, Commissioner Lewit and Commissioner Vega.

TABLED 2ND based on the conflict of interest

Commissioner Impastato motioned and Commissioner Smith seconded.

Mr. Recko took the roll on the resolution. Commissioner Forman "No", Commissioner Impastato "Yes", Commissioner Lewit "No", Chairperson Mello "No", Vice-Chair Seitzman "No" Commissioner Smith "Yes" and Commissioner Vega "Yes"

Motion to table fails.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Commissioner Forman "Yes", Commissioner Impastato "Abstain", Commissioner Lewit "Yes", Chairperson Mello "Yes", Vice-Chair Seitzman "Yes" Commissioner Smith "No" and Commissioner Vega "Abstain"

2020-12.06 Resolution to Accept the Donation of Hoboken Little Free Library stand.

Chairperson Mello made the motion and Commissioner Forman seconded

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

NEW BUSINESS

Chairperson Mello ask if all in favor of adjournment. Motion to Adjourn
Chairperson Mello motion and Commissioner Lewit seconded
All board members answered in the affirmative.

Meeting concluded at 9:57PM