



**HOUSING AUTHORITY**  
**OF THE CITY OF HOBOKEN**  
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BOARD OF COMMISSIONERS MEETING – August 10, 2023 7:00pm

**PRESENT:** Executive Director, Marc Recko  
Commissioner, Anthony Forbes (Zoom)  
Commissioner Andrew Impastato (Zoom Video)  
Commissioner Aaron Lewit  
Chairperson Barbara Reyes  
Commissioner Michael Russo  
Commissioner James Sanford (Arrived at 7:22PM)  
Vice-Chairperson Erlca Seltzman

**HPD:** Hoboken Police Officer

**COUNSEL:** Harold Fitzpatrick, ESQ.  
Matthew Fitzpatrick, ESQ.

**STAFF:** Lourdes Priestley, Director of Administration      Shawna Oliver, Manager  
Daniel Perez, Resident Services Coordinator      Natalie Villafane, Manager  
Frank Merchand, Director of Management      Jimena Parra,  
Corrine Shaw, Policy & Public Outreach Analyst  
Samuel Fermiant, Maintenance Supervisor  
Jackie Medina, Maintenance Manager (Zoom Video)

**Enterprise**  
**Community:** Christina Payamps-Smith, Senior Program Officer Advisors (Zoom Video)

**Heyer, Gruel**  
**Associates:** John Barree, Principal Planner

**Wrt Design:** Kristen Zelber, AICP (Zoom Video)

**HQM,**  
**Properties:** Lou Riccio, CEO



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MINUTES:

Pledge of Allegiance

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

The Chairperson opened the meeting by stating in accordance with the requirements of the Open Public Meetings Law, Chapter 231 of the Public Laws of 1975 of the State of New Jersey, the Board of Commissioners of the Housing Authority of the City of Hoboken announces that the regular August's board meeting has been scheduled for Thursday August 10, 2023 at 7:00pm. Notice was sent to The Jersey Journal and Star Ledger on Tuesday, August 1, 2023, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Tuesday, August 1, 2023 with a copy of the agenda to be posted on the bulletin board in City Hall, Hoboken Library and Hoboken Police Department; and posted on the Authority website on Tuesday, August 1, 2023.

PUBLIC COMMENT

EXECUTIVE DIRECTOR REPORT

REPORT OF COMMITTEE'S

2023-08.01 Resolution to Approve the Meeting Minutes for July 13, 2023 Regular Board Meeting.

Commissioner Russo made the motion and Seltzman seconded.

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



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2023-08.02 Resolution Authorizing the Payment of the Monthly list of Bills.

Commissioner Russo made the motion and Vice-Chair Seltzman seconded.

Commissioner Impastato ask question and a discussion ensues

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

Commissioner Impastato voted "Abstain"

Commissioner Sanford voted "No"

2023-08.03 Resolution to Authority the Executive Director to Submit Three Rental Assistance Demonstration Program Applications to HUD

Vice-Chair Seltzman made the motion and Commissioner Russo seconded

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

Commissioner Sanford voted "No"

2023-08.04 Resolution to Reject All Bids for Floor Stripping and Waxing Services

Commissioner Russo made the motion and Vice-Chair Seltzman seconded.

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

Commissioner Sanford voted "Abstain".



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- 2023-08.05 Resolution to Reject All Bids for Network Switching & UPS Systems Upgrade
- Commissioner Russo made the motion and Vice-Chair Seltzman seconded.
- Commissioner Sletzman ask a question and a discussion ensues.
- There being no further questions, comments or discussion Mr. Recko took the roll call on the resolution. On roll call vote Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, and Vice- Chair Seltzman voted "Yes" and Commissioner Sanford voted "Abstain".
- 2023-08.06 Resolution to Enter Into Closed Session to Discuss Matters of Personnel
- Commissioner Russo made the motion and Vice-Chair Seltzman seconded.
- There being no further questions, comments or discussion Mr. Recko took the roll call on the resolution. On roll call vote Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, and Vice- Chair Seltzman voted "Yes" and Commissioner Sanford voted "Abstain"
- 2023-08.07 Resolution to Approve a New Contract for the Executive Director
- Vice-Chair Seltzman made the motion and Commissioner Russo seconded
- Chairperson Reyes ask question and a discussion ensues
- There being no further questions, comments or discussion Mr. Recko took the roll call on the resolution. On roll call vote, Commissioner Lewit, Chairperson Reyes, Commissioner Russo, and Vice- Chair Seltzman voted "Yes" and Commissioner Forbes "Absent"
- Commissioner Impastato voted "No"
- Commissioner Sanford voted "No"



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2023-08.08 Resolution to Enter Into Closed Session to Discuss the Purchase, Lease, or Acquisition of Authority Property, Potential Contract Negotiation In Which the Authority May Become a Party, and Other Third-Party Contract Negotiations

Commissioner Russo made the motion and Vice-Chair Seitzman seconded.

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

NEW BUSINESS

Chairperson Reyes ask if all in favor of adjournment. Motion to Adjourn

Commissioner Russo motion and Vice-Chair Seitzman seconded

All board members answered In the affirmative except Commissioner Sanford answered "No"

Executive Director made a statement to all and the meeting concluded at 11: 40PM.