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REGULAR MEETING OF THE BOARD :
OF COMMISSIONERS OF THE HOBOKEN : THURSDAY
HOUSING AUTHORITY OF THE CITY : DECEMBER 8, 2022
OF HOBOKEN : 7:00 P.M.

HELD IN PERSON AT
220 ADAMS STREET
HOBOKEN, NEW JERSEY

BEFORE:

CHAIRPERSON BARBARA REYES
VICE-CHAIRPERSON ERICA SEITZMAN
COMMISSIONER MICHAEL RUSSO
COMMISSIONER ANDREW IMPASTATO
COMMISSIONER AARON LEWIT
COMMISSIONER JAMES SANFORD
COMMISSIONER ANTHONY FORBES

A P P E A R A N C E S:
FITZPATRICK & WATERMAN, ESQS.,
BY: MATTHEW FITZPATRICK, ESQ.
Attorneys for the Board.

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

MARC A. RECKO, EXECUTIVE DIRECTOR
LOURDES PRIESTLEY, Director of Administration
FRANK MERCHAND, Director of Management
EMIL KOTHERITHARA, CFO

THERESA L. TIERNAN, CCR, RMR
CERTIFIED COURT REPORTER
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1 EXECUTIVE DIRECTOR RECKO: Roll call?
2 CHAIRWOMAN REYES: Yes.
3 EXECUTIVE DIRECTOR RECKO: Anthony
4 Forbes?
5 COMMISSIONER FORBES: Here.
6 EXECUTIVE DIRECTOR RECKO: Andrew
7 Impastato?
8 COMMISSIONER IMPASTATO: Present.
9 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
10 COMMISSIONER LEWIT: Here.
11 EXECUTIVE DIRECTOR RECKO: Barbara
12 Reyes?
13 CHAIRWOMAN REYES: Here.
14 EXECUTIVE DIRECTOR RECKO: Michael
15 Russo?
16 COMMISSIONER RUSSO: Present.
17 EXECUTIVE DIRECTOR RECKO: James
18 Sanford?
19 Erica Seitzman?
20 COMMISSIONER SEITZMAN: Present.
21 CHAIRWOMAN REYES: I would like to
22 advise those present that notice of this regular
23 meeting of the Housing Authority of the City of
24 Hoboken has been provided to the public in
25 accordance with the provisions of the Open Public

1 Meetings Act. Notice of this meeting, Thursday,
2 December 8th, 2022, was given by publication of the
3 annual meetings notice of the Authority with
4 amendments as necessary was sent to the Jersey
5 Journal and Star Ledger on Tuesday, November 29th,
6 was sent to the City Clerk of Hoboken on Tuesday,
7 November 29th, 2022, with a copy of the agenda to be
8 posted on the bulletin board in City Hall, Hoboken
9 Library, and Hoboken Police Department, and posted
10 on the Authority website on Tuesday, November 29th,
11 2022.

12 I direct the minutes of this meeting to
13 state that I have announced that adequate notice of
14 this meeting has been given as required by the Open
15 Public Meetings Act.

16 Patricia Waiters?

17 MS. WAITERS: I'm sorry, is this the
18 public portion?

19 CHAIRWOMAN REYES: Yes, public portion.

20 Before we start the public portion, I
21 just want to remind everyone that please address me
22 directly as the Chair. I ask you guys to please be
23 respectful of the staff, the Commissioners, and the
24 Director. And lastly, if you guys would like to
25 speak with management, Director -- or the Director,

1 regarding any particular situation, I advise you to
2 make an appointment. This is not the place or the
3 time to do that in public, so we can discuss that.
4 You can set up an appointment with the Director or
5 the management to do so, okay?

6 MS. WAITERS: Thank you, Madame Chair.
7 With respect to what you just said --

8 COURT STENOGRAPHER: Could you just
9 state your name -- I'm sorry, just state your name
10 and spell it?

11 MS. WAITERS: My name is Patricia
12 Waiters, like a waiter in a restaurant.
13 W-A-I-T-E-R-S. You want me to spell Patricia, too?
14 Okay. Thank you.

15 With respect to that being said, Madame
16 Chair, I really appreciate you giving that statement
17 every meeting, but with me, I don't think it
18 necessary. I mean, we all have our own opinion.
19 I'm very respectful to everybody, but it goes both
20 ways, okay? So sometimes the people on the Board
21 can say some very uncomfortable things to get us a
22 little emotional here and with respect to this being
23 a public meeting, we shouldn't have to privately
24 meet with administration. I have, and I had nothing
25 but failed attempts. That's why I feel more

1 comfortable placing it on the record in case a
2 lawsuit or something come out of what I'm saying
3 because people quick to say if you don't have proof,
4 okay? So sometime it helps to put it on the record.
5 If you read the Sunshine meeting laws, it's best to
6 have it in your minutes. Am I going too fast,
7 because I want this in my minutes. It is best to
8 have it in the minutes, because according to me
9 standing up here all the time, coming out of my way,
10 I'm a little hurt because you see me on the phone, I
11 got here 6 o'clock, a lot of you not, and I called
12 over 13 residents that want to come so bad, Ms.
13 Chair, and they afraid of retaliation, okay? And
14 then they afraid of saying you got management,
15 people doing illegal stuff in management, okay, for
16 allegations, let's put that word out there, that's
17 coming to me.

18 I've been serving my community forever.
19 Forever. And I'm not going to stop, regardless
20 to -- and I told you all last night, Council
21 President, I addressed the City Council and said
22 shame on all of y'all because they put you all here.
23 The City Council voted you in, Barbara, with
24 confident. The City Council voted my friend here,
25 my friend up until they voted him in and tried to

1 the old oil and water trick. I love Tony dearly,
2 because I'm going to sit back and watch him make
3 sure, since they gave him the chair, hold him
4 accountable when I become the NAACP president,
5 because stuff got to be done. It don't have to be
6 ignored. I don't stand up here to be mean. I don't
7 stand up here to make friends. I stand up here
8 because business is business. All of that housing
9 is being built and you're all asking for free toys
10 and the cookies back in hood, Ms. Segman (phonetic),
11 and that's another thing I'm going on record on
12 saying. That flier is very offensive. I took
13 offense to it. I don't care if you name your
14 organization the hood, the Black Panthers, the --
15 whatever you want to name it, but to say the hood,
16 say neighborhood then. Be a little more
17 professional, because people took that to heart like
18 me and then when you said hood on a flier and it's
19 supposed to rain Saturday, to see the kids -- you're
20 going to give that party outside for our kids when
21 you got three recreation centers that you could fix
22 up in here and bring them kids inside like they do
23 the Elks Club with coffee and chocolate and have
24 Santa Claus inside. So shame on you to keep coming
25 down here with your toy scam, the free food --

1 CHAIRWOMAN REYES: You're up to five
2 minutes.

3 MS. WAITERS: I'm sorry. I'm sorry,
4 Madame Chair, you know I'm really sorry, because
5 you're robbed, and I thank you and HOPES. To know,
6 because you live here, that's why I respect you out
7 of everybody else on this Board, because they could
8 say anything and at the end of the day they go home,
9 they're not in the hood, okay? And it bothers me.
10 Your kids got to be up here. I'm seeing it in the
11 school district, I'm seeing in Hoboken. It's time
12 to stop, believe me. I'm not standing up here to be
13 to mean. I'm standing up here to call the facts. I
14 have your facts, like I told you. Thank you too for
15 pulling me aside being professional. I have facts.
16 I'm talking about people's experiencing. When you
17 experience racism, ain't no such thing as show
18 proof. I have all the proof you guys need.

19 Again, Commissioners, and I'm counting
20 on all of you, where is Mr. Sanford? Are you
21 kidding me? I'm counting on all of you to address
22 the systemic racism that's embedded in our City's
23 bloodline. That got to stop, okay? Even though he
24 wrote that little racist thing talking about coming
25 down here, seizing that election -- you know why he

1 wrote it? Because he did it. He did it. And it
2 shouldn't be allowed. Your voices count. Your
3 votes count. I'm going to ask again. I'm done.
4 Please. I'm asking -- and I went. Thank you. Here
5 is the proof, and I got my time stamp from Newark on
6 the 13th floor. I went to HUD. And I'm not giving
7 HUD my info to call back and be friends with Marc
8 Recko and everybody play coverup and this be under
9 the blankets. This is exposed. I want to follow
10 through again, Madame Chair. I want to follow
11 through with a thorough, independent forensic
12 investigation.

13 CHAIRWOMAN REYES: Okay.

14 MS. WAITERS: I saved this for Carmelo
15 (phonetic). The same investigation they did with
16 Carmelo, anybody linked to it, anybody have any
17 affiliation knowing that this was being tampered
18 with, knowing that your family members got a
19 voucher, never on the list, these not allegations,
20 they facts. So, again, let's meet together, okay?
21 I'm giving you go the opportunity. I'm calling
22 Mr. Smith out. Let's meet together and let's get
23 this out and get it corrected. I don't want nobody
24 to go to jail, but playing like this, y'all got to
25 the right one, Patricia Waiters.

1 Thank for your time.

2 CHAIRWOMAN REYES: Thank you, Ms.

3 Waiters.

4 Mr. Branco? Joe Branco?

5 COURT STENOGRAPHER: Could you spell
6 your name?

7 MR. BRANCO: B-R-A-N-C-O.

8 It's going to be hard to follow that,
9 but good evening, Chairwoman. Director.

10 CHAIRWOMAN REYES: Good evening.

11 MR. BRANCO: Commissioners and Housing
12 Authority residents. My name is Joseph Branco, and
13 I actually live at 635 Bloomfield Street in Hoboken
14 and I am the Chairman of the Republican Party for
15 Hoboken.

16 I came here to address a bunch of
17 issues that one of your Commissioners basically put
18 out there and attacked me and made some libel and
19 defamatory claims against me, so I'd like to set the
20 record straight so that everybody is on the same
21 page here.

22 October 17th, James Sanford wrote an
23 e-mail out signing his name as a Housing Authority
24 Commissioner, and it read as follows:

25 Please see attached letter addressed to

1 you and your candidates for the Hoboken School board
2 requesting you sign a seven point election integrity
3 pledge. Please note that I was not able to find a
4 contact information for Mr. James Madigan
5 (phonetic) --

6 COURT STENOGRAPHER: I'm sorry, Mr.
7 James Madigan?

8 MR. BRANCO: Madigan, John Madigan.

9 In fairness he has not received this
10 letter to request to sign his pledge. If he is
11 actively campaigning, you have his contact
12 information, please let me know. Thank you.

13 Do you me to wait till he sits down?

14 (Commissioner Sanford enters the proceedings
15 at this time.)

16 CHAIRWOMAN REYES: Please continue.
17 You can continue.

18 MR. BRANCO: Okay. Good evening,
19 Commissioner.

20 Anyway, it goes on, but at the end it
21 says: Lastly, I ask the Kids First candidates to
22 address the behavior of their treasurer and his ties
23 to former Housing Authority Executive Director
24 Carmelo Garcia and his ties to developers.

25 There was two attachments. One

1 attachment is the seven point pledge, which I'm not
2 going to read, but the other attachment was the
3 election pledge, what do you call it? The breakdown
4 where it says as a Hoboken Housing Authority
5 Commissioner, I am closely watching this year's
6 local election --

7 CHAIRWOMAN REYES: Guys, I'm going to
8 ask you to please keep it quiet in the audience.
9 Thank you.

10 MR. BRANCO: Many Hoboken Housing
11 Authority residents are served by public school
12 systems, therefore I'm calling on Hoboken school
13 board candidates to sign a seven point integrity
14 pledge. Unfortunately, unscrupulous developers have
15 a history of interfering in the Housing Authority
16 and corrupting Hoboken elections. At the time of
17 this letter there was no elec. report filed for the
18 Kids --

19 COURT STENOGRAPHER: I'm sorry, there
20 was no elec?

21 MR. BRANCO: Elec, E-L-E-C, report for
22 the Kids First slate and its treasurer, Joseph
23 Branco. The fact of the matter, there is no
24 (inaudible) reports were filed on time, and if you
25 run for the school board, you do not need to fill

1 out an A-2 or A-3. They only request an R-1, is if
2 you say over the \$15,700 committee report, which we
3 didn't go over that up until election day, but we
4 did file the R-1 seven days prior. And we did not
5 have to file the 48 hour report because we didn't
6 take in any donations over the threshold. And we
7 did file our R-2, which was 20 day post report on
8 time and everything was accounted for the record.

9 What's the connection between the
10 Housing Authority and Mr. Garcia? The answer is
11 Mr. Branco. The public tier behind Kids First.

12 Several years ago Mr. Branco worked for
13 Garcia, and again, I never worked for the Housing
14 Authority, never worked for Carmelo Garcia. For
15 those that know me in this room, I've been
16 self-employed since 1998.

17 Okay. Where was I? He cornered me at
18 an event and in a slurred rant threatened to find
19 out where I live, how much I make, and defamed and
20 demanded that if I didn't vote to keep Garcia around
21 that he'll take everything I own. Does Mr. Branco
22 regret his time bullying Commissioners into
23 supporting Mr. Garcia? Again, that never happened,
24 and if it did happen, he should have contacted the
25 authorities, okay. As a Commissioner, where he

1 thinks he's a city official, we'll get to that part
2 later, he should have contacted and filed a report.

3 Unfortunately, Branco literally jumped
4 out of a black SUV at my polling location and tried
5 to stop me from voting in a recent Hoboken election.
6 For most people, voting is simple, but I had to
7 fight for my right to vote on that day. The
8 incident is documented with the Hudson County Board
9 of Elections and their credit, the HCBE observed and
10 protected me. When Mr. Branco approached those
11 observers, called over a police officer and stopped
12 him. I wish I could tell people not to worry if you
13 don't vote for Branco's candidates, but then again,
14 do I know if Branco is going to jump out of another
15 car and try to bully me into me voting for his
16 people? James Sanford was on the challenger list
17 during the last Board election. I was one of the
18 campaign managers. When he walked into the polling
19 location, our challenger contacted me and I said he
20 needs to be challenged for his residency, because
21 again people do not believe where James lives, okay?
22 So when he was asked to provide his ID in order for
23 him to vote, which is simple, if you get challenged,
24 a lot of people know what challenges, their
25 responsibility is, it's not anything against the

1 individual, you're on the challenger list, you
2 basically challenge that person, they have to show
3 proof of residency. He did not want to show his ID
4 at that moment in time. You have to two poll
5 workers, poll workers vote whether he should vote or
6 not vote. It was a tie. One person said he should
7 vote, the other person said he should not vote. He
8 was then entitled to vote. Okay? So again he voted
9 and he claims that that is jumping out of an SUV. I
10 was doing my job as a campaign manager and basically
11 utilizing the tools of voting as a challenger is
12 supposed to do. We all know we have challengers at
13 every single election. That's why they have the
14 little badges.

15 So everybody followed the proper
16 protocol and Mr. Sanford was allowed to vote as he's
17 entitled to voted.

18 I wish all of that was in the past, but
19 only two weeks ago, Branco and ambushed me at the
20 Governor's housing conference and tried to bully me
21 into giving him the contact information and password
22 for a platform that I own. Branco tried to shake me
23 down like a schoolyard bully demanding milk money
24 and I, like twice before, said no. I'm not going to
25 let this guy spare my community and political emails

1 bullying people into voting for his candidates who
2 may or may not be indebted to developers. It is
3 imperative to understand who is the money behind
4 Branco's school board candidates. The money that is
5 behind our candidates we fundraise and it's all in
6 the elec. report, okay? And by the way, I'm not a
7 developer, I'm a landlord, which is different. I've
8 never actually developed any piece of property or
9 parcel.

10 Therefore, since local developers have
11 been --

12 COURT STENOGRAPHER: I'm sorry, since
13 local developers? I'm sorry. It's okay.
14 Therefore, since local developers?

15 MR. BRANCO: Therefore, I'm not a local
16 developer.

17 COURT STENOGRAPHER: Okay.

18 MR. BRANCO: I've never developed.

19 CHAIRWOMAN REYES: Mr. Branco, can you
20 just -- we have five minutes.

21 MR. BRANCO: I know that, but this is
22 very important because I just want to address the
23 issues and, again, this is from him as a Housing
24 Authority Commissioner so I know I'm limited to the
25 five minutes, but this all has to basically come out

1 so that I can straighten out the record. Okay.

2 I'm sorry. Therefore, since local
3 developers have been convicted of paying Housing
4 Authority residents cash for votes I call upon all
5 school board candidates to sign the election
6 integrity pledge and I call upon all candidates to
7 file the elec. reports for the public view, which
8 I've done. Now, the platform that I requested and
9 again, ambushing somebody is walking down Harrah's
10 hallway at a conference and seeing somebody and
11 walking over to the side and saying, "Can I talk to
12 you, James? We need to, you know, transfer over
13 that page that has a Hoboken Republican party on
14 it." This page was created in 2014 when James was
15 elected as a Hoboken Chairman of the Republican
16 party. I have the proof of all that and I'll submit
17 that to the Commissioners so that you guys actually
18 see that and this can go into the record. It
19 clearly identifies James as a chairperson and why he
20 created it. James is a Commissioner. He wants
21 everybody to sign an integrity pledge, but yet he
22 doesn't understand the simple transfer of power. If
23 you're a chairperson, and when your time or term is
24 up or you get voted out, anything that you create
25 during that time belongs to the party. It doesn't

1 say that James Sanford, Commissioner, Housing
2 Authority, Republican Party. It says the Hoboken
3 Republican Party.

4 Also, as a point of reference when I
5 became the chairperson, that page was not active
6 since 2015 -- or 2017, I'm sorry.

7 The time I took possession of a
8 chairmanship, there was 2,705 likes of that page.
9 With all the outreach and the effectiveness of me
10 running the actual party, there's now 3,200 likes on
11 that page. That page is representative of the
12 people thinking that that's the party, not James
13 Sanford's personal page. When I asked James for
14 this page over a year ago, the reason why I asked
15 him for the page was because I knew that if
16 something ever happened, James was the type of
17 person, Commissioner Sanford was the type of person
18 to try to weaponize that page, and he did exactly
19 what I thought he was going to do.

20 On October 31st, Commissioner Sanford
21 weaponized that page and he put a post -- one
22 second -- that he writes: Dear members, I am
23 sharing this story with our community and asking for
24 your support. No one should have to fight for their
25 right to vote on election day at the polling

1 station. No one should have their property
2 threatened, but unfortunately, these are my
3 experiences with the Hoboken Republican Chair Joseph
4 Branco. I've tried to move on, but the unwanted
5 threats continue. Republican Chair Branco is both a
6 developer and a campaign manager for Kids First.
7 When these matters were brought to the attention of
8 Kids First candidates for Hoboken school board, they
9 ignored their campaign manager's actions. Local
10 media refused to cover this developing story. I
11 wonder why. There's really no story here.
12 Therefore, I've created a new platform to act as an
13 independent journalist. Now he's an independent
14 journalist. The Hoboken school board election and
15 the involvement of real estate developers is merely
16 one crumb in a trail of corruption within our state.
17 As a city official, I swore an oath to protect the
18 Hoboken Housing Authority. You guys are not city
19 officials. This has nothing to do with the city.
20 This is an independent agency sponsored by the
21 federal government. You're appointed by city
22 officials and you're appointed by the Mayor and you
23 have different appointments, but you're not a city
24 official.

25 As an independent journalist, I will

1 not shy from exploring the truth and as a New Jersey
2 native who loves our state I will continue fighting
3 for a better place to live, one we can all be proud
4 of. Sincerely, James.

5 And again that was the Kids First and
6 without integrity. I know my time is up.

7 CHAIRWOMAN REYES: Yes.

8 MR. BRANCO: But I do have --

9 CHAIRWOMAN REYES: All the backup
10 documents for you guys so that you can have it.

11 And again, if anybody has any questions
12 about my integrity or what I've done for the Housing
13 Authority probably in the last 15 years. I remember
14 donating the plaque for Mama Johnson Park --

15 COURT STENOGRAPHER: I'm sorry, I
16 donated?

17 MR. BRANCO: I donated the plaque for
18 Mama Johnson Park, and I'm always here when any time
19 you guys need to deliver anything, and the bus
20 trips. I mean, there's so many things that I've
21 done that I don't even keep track of, nor do I take
22 pictures of everything. I don't need to, you know,
23 advertise what I do, but you guys know what I do,
24 okay?

25 So if anybody has any questions, you

1 guys please feel free to reach out to me, and let me
2 know.

3 Just one last -- one last thing. I do
4 have copies for everybody. I do have a cease and
5 desist from our attorney to Commissioner Sanford and
6 his person in his official capacity for what he's
7 done, so...

8 COMMISSIONER RUSSO: Could you submit
9 that to our attorney? Thank you.

10 MR. BRANCO: I have copies for
11 everybody of that. It was also e-mailed to you,
12 Mr. Sanford. Thank you very much.

13 CHAIRWOMAN REYES: Thank you,
14 Mr. Branco.

15 Pavel Sokolov. I'm so sorry. Pavel
16 Sokolov.

17 COMMISSIONER SANFORD: I would just
18 like to clarify something, Chair.

19 Am I being served or is the Housing
20 Authority being served with the cease and desist?

21 VOICE: You individually.

22 COMMISSIONER SANFORD: So is it
23 appropriate for counsel to accept such a letter?

24 CHAIRWOMAN REYES: I would assume, as
25 our lawyer, Matt, would you like to answer that?

1 I'm not a lawyer, I can't.

2 ATTORNEY M. FITZPATRICK: Sure.

3 I mean, I haven't read through the
4 whole thing, but it sounds like this is directed at
5 Commissioner Sanford in his personal capacity, not
6 in his capacity as a Commissioner of the Housing
7 Authority, so I --

8 COMMISSIONER RUSSO: That's my --

9 ATTORNEY M. FITZPATRICK: I am not
10 accepting anything.

11 First of all, it's a cease and desist
12 letter, which isn't process, so it's not a matter
13 for --

14 MR. BRANCO: Would you like me just
15 to--

16 COURT STENOGRAPHER: Excuse me.

17 MR. BRANCO: I'm sorry.

18 ATTORNEY M. FITZPATRICK: So I was
19 actually going to point that out that this is
20 directed towards Commissioner Sanford, so the
21 Housing Authority is not accepting anything on his
22 behalf. I mean, if you'd like to provide it to Mr.
23 Sanford, that's --

24 MR. BRANCO: Yeah, no problem.

25 COMMISSIONER SANFORD: Madame Chair, I

1 would ask that the public not give me anything. I
2 am not --

3 COURT STENOGRAPHER: Just watch --
4 excuse me. Just wait. Hold on for a second. Watch
5 my cords over here.

6 COMMISSIONER SANFORD: This is
7 inappropriate. This is inappropriate.

8 You've -- for the record, you've
9 allowed a member of the public to exceed the five
10 minutes.

11 CHAIRWOMAN REYES: Yes, I did.

12 COMMISSIONER SANFORD: You are now
13 allowing a member of the public to attempt to serve
14 me.

15 VOICE: You have been served.

16 CHAIRWOMAN REYES: Okay.

17 Unfortunately, we're in a public meeting. I cannot
18 do anything to stop that other than if he was going
19 to serve you before or then. The lawyer said he
20 can't accept it and you're sitting here, so I'm
21 assuming that it's okay. Again, I'm not a lawyer, I
22 don't know.

23 COMMISSIONER SANFORD: You're assuming.

24 CHAIRWOMAN REYES: Yes. Well, okay.

25 So, Matt, could you please clarify that? Did I do

1 something wrong by allowing him to serve him or --

2 ATTORNEY M. FITZPATRICK: I don't want
3 to get too far into it to the point where I would be
4 acting in a capacity representing or giving legal
5 advice individually to Commissioner Sanford.

6 My only position is the Housing
7 Authority does not accept service of anything,
8 whether it's legal process or not, on behalf of
9 Mr. Sanford.

10 COMMISSIONER SANFORD: I would ask the
11 paper be removed. I'm not touching it.

12 VOICE: That's not how being served
13 works.

14 MS. WAITERS: Yeah, but it's a public
15 meeting. He can give --

16 COMMISSIONER RUSSO: Please, members of
17 the public --

18 CHAIRWOMAN REYES: Please.

19 COMMISSIONER RUSSO: -- everything has
20 to be done on record and we ask all the time at
21 these meetings --

22 CHAIRWOMAN REYES: And everyone is
23 being professional, Patricia. I don't think that
24 Mr. Sanford is being unprofessional. It's his right
25 to say that he doesn't want to be served and that's

1 absolutely fine, if you don't want to be served, and
2 you would like the paper to be placed somewhere
3 else, then that's up to you.

4 COMMISSIONER SANFORD: It's not a
5 question of want. It's a question of process. This
6 is completely the --

7 MS. WAITERS: It's a question of the
8 law. We pay him our tax dollars.

9 CHAIRWOMAN REYES: It's a public
10 meeting.

11 COMMISSIONER SANFORD: It appears that
12 you're allowing the public to interrupt previously
13 established, well precedent of five minutes for
14 sharing whatever they wish to speak upon.

15 CHAIRWOMAN REYES: Uh-huh.

16 COMMISSIONER SANFORD: And then
17 allowing the public to engage a Commissioner
18 directly. That's not happened before.

19 CHAIRWOMAN REYES: Okay. If I did
20 that, I apologize. If I did something wrong, I
21 apologize.

22 COMMISSIONER SANFORD: It's not just
23 you, it's the whole Housing Authority. For years.

24 CHAIRWOMAN REYES: Okay.

25 COMMISSIONER SANFORD: For years it's

1 never done this.

2 CHAIRWOMAN REYES: Well, again, this is
3 a public meeting.

4 COMMISSIONER SANFORD: Absolutely.

5 CHAIRWOMAN REYES: And they have the
6 right to come here and speak and say whatever needs
7 to be said.

8 Unfortunately, it did involve -- what
9 was written did involve the Hoboken Housing
10 Authority and they felt that this was the best place
11 to address it, and I did ask him to wrap it up,
12 unfortunately, he didn't, but I gave him, you know,
13 a few more minutes to finish it, respectfully, and
14 he did. No one was disrespectful. At this point,
15 again, if you don't want the paper and you don't
16 want to accept it, I think it's on the record.

17 There's nothing further that we can do,
18 am I correct?

19 MR. SOKOLOV: My name is spelled
20 P-A-V-E-L. Last name S-O-K-O-L-O-V.

21 COURT STENOGRAPHER: Okay.

22 MR. SOKOLOV: Thank you.

23 CHAIRWOMAN REYES: I'm sorry.

24 ATTORNEY M. FITZPATRICK: Excuse me,
25 sir, just one second. I apologize for the

1 interruption.

2 MR. SOKOLOV: No worries.

3 ATTORNEY M. FITZPATRICK: Madame Chair,
4 one possible compromise in the situation or way to
5 handle it is, and this has happened in the past, if
6 someone would like to leave supporting evidence for
7 individual Commissioners, maybe we could leave it on
8 the table here, and any Commissioner would like to
9 have a copy of that would be free to take one for
10 themselves.

11 CHAIRWOMAN REYES: Okay. So you
12 suggest that the cease and desist letter be placed
13 on the --

14 ATTORNEY M. FITZPATRICK: Yeah --

15 COMMISSIONER RUSSO: But into the
16 future, I like the idea actually.

17 CHAIRWOMAN REYES: That would be a
18 great idea. I didn't see anything wrong because the
19 information that he gave was also given to give out
20 to the rest the Commissioners, so I didn't see
21 anything wrong with also providing that to the
22 Board.

23 EXECUTIVE DIRECTOR RECKO: So we have a
24 Commissioner with a piece of paper in front of him.

25 CHAIRWOMAN REYES: What do we do?

1 EXECUTIVE DIRECTOR RECKO: Shall I take
2 it?

3 ATTORNEY M. FITZPATRICK: If the
4 Commissioner has expressed the fact that he does not
5 wish to --

6 COMMISSIONER SANFORD: I am not.

7 ATTORNEY M. FITZPATRICK: -- handle it,
8 that may be appropriate.

9 EXECUTIVE DIRECTOR RECKO: Yes.

10 ATTORNEY M. FITZPATRICK: Again,
11 nothing has been accepted on behalf of the Housing
12 Authority, and again, with respect to the Housing
13 Authority specifically, I'll leave it to
14 Commissioner Sanford or his personal counsel. This
15 isn't legal process, so it's not a matter of service
16 anyway.

17 COMMISSIONER RUSSO: Okay. Thank you.

18 MR. BRANCO: Thank you.

19 MR. SOKOLOV: Hi. So for those of you
20 who may know me from other meetings, I like to
21 (inaudible) philosophically during my five minutes,
22 and I will do so again.

23 So, first, I want to apologize to
24 everyone for kind of airing internal dirty laundry
25 at your meeting. It was only our thought process

1 generated during his capacity as an elected official
2 remains with the party, with myself and Joseph
3 Branco have retaining authority to use it.

4 Actually, met with James at Urban Coal
5 House maybe a year ago and I expressed, you know,
6 questions, maybe bring back (inaudible) and partner,
7 and he specifically said in his personal and
8 (inaudible) towards Joseph Branco as the issue.
9 There is no real political procedure or legal issue,
10 it's just the personal dislike, which I personally
11 find very unbecoming of a "city official," per
12 Mr. Sanford's own assessment of himself. But also
13 on the second half, I was one of the aforementioned
14 candidates, myself and Ms. Waiters right there ran
15 for school board this prior November and I very much
16 did campaign in the Housing Authority, right? I
17 campaigned everywhere because I thought that
18 everyone has an equal right to, A, hear my team's
19 views; and B, be heard for their issues and
20 concerns. I find it grossly inappropriate to try to
21 limit first amendment rights in the ability to
22 engage certain voter bases just solely because he
23 himself has appointed himself some kind of arbiter
24 to fight against developers. It was a very strange
25 conversation applying developer money or things that

1 completely aren't true. I mean, I basically
2 fundraised the campaign with friends and family, my
3 own money.

4 That being said, I can only surmise
5 that he has a personal axe to grind or he was
6 propositioned by someone else from administration or
7 whoever you're personally beholden to, James, and
8 why a page that was inactive for over a half a
9 decade suddenly started spewing lies. I really do
10 question the wisdom of the Housing Authority in
11 general if they allow Commissioners to act this way
12 and represent them in a capacity. I think the only
13 recourse truly is to ask James Sanford to resign
14 from this his position and perhaps apologize to me
15 in the general concept of democracy, and, of course,
16 give us what is ours.

17 Thank you.

18 CHAIRWOMAN REYES: Thank you.

19 Ed.

20 MR. REEP: My first name is Edward.

21 COURT STENOGRAPHER: Just spell your
22 name.

23 MR. REEP: My last name is Reep,
24 R-E-E-P.

25 I will be reading into the record the

1 but I think it would be appropriate to ask that any
2 public comments be on matters concerning the Housing
3 Authority itself directly. And there has been some
4 acknowledgment here that these matters aren't really
5 addressed to the Housing Authority.

6 CHAIRWOMAN REYES: Okay.

7 ATTORNEY M. FITZPATRICK: Now, I
8 understand that they happen to deal with a member of
9 the Board of Commissioners of the Housing Authority,
10 but they are not directly related to the operations
11 of the Housing Authority, nor are they related to
12 something that the Housing Authority has a say over.

13 CHAIRWOMAN REYES: Okay.

14 ATTORNEY M. FITZPATRICK: Or the
15 ability to act over, so I will leave that to you
16 whether a request is made that we stick to Authority
17 business.

18 COMMISSIONER RUSSO: Madame Chair,
19 could I offer a compromise --

20 CHAIRWOMAN REYES: Sure.

21 COMMISSIONER RUSSO: -- in the sense of
22 not quelling the public's ability to speak --

23 ATTORNEY M. FITZPATRICK: Right.

24 COMMISSIONER RUSSO: -- but would it be
25 appropriate to just submit the letter into the

1 record without having to read it into the record, or
2 something in that nature, or would you advise
3 against that as well? And again, not that I'm
4 advocating for one or the other, I just don't want
5 to have to continue to go down this road because I
6 think you're right, I think we should be dealing
7 with Housing Authority business. If there's a
8 gripe, and which there seems to be, it should be
9 taken up with the appropriate appointing authority,
10 which in this case happens to be the Mayor of the
11 City of Hoboken. Mayor appointment, correct?

12 ATTORNEY M. FITZPATRICK: Correct.

13 COMMISSIONER RUSSO: So, again, I don't
14 want to stop anybody from speak because I sit in a
15 similar position from the Council's perspective and
16 there are times people come up and they just speak
17 about whatever it is that's on their mind and that's
18 their right, and I'm not saying that you don't have
19 that right, because I do believe that you do, but to
20 try to kind of move our meeting along so that we get
21 to Housing Authority business, I would just offer up
22 some type of a compromise like that where you submit
23 the letter and that just becomes part of the public
24 record.

25 ATTORNEY M. FITZPATRICK: And I agree

1 with that. That's a good point, Commissioner. I
2 don't want to give the impression that I'm trying to
3 silence anyone.

4 COMMISSIONER RUSSO: No, and I don't
5 think you are.

6 ATTORNEY M. FITZPATRICK: I'm just --

7 CHAIRWOMAN REYES: I would actually
8 prefer something like that as a compromise where we
9 submit it in. Now, if you have any other --
10 anything else you would like to speak about
11 concerning the Housing Authority, you can use your
12 five minutes to do so.

13 MR. REEP: Okay. Should I leave this
14 right here?

15 COMMISSIONER RUSSO: Perfect.

16 MR. REEP: Okay. The letter is thus
17 submitted into the record, and I would just like to
18 echo the comments of my good friends and associates,
19 Joe Branco and Pavel Sokolov, and to say that we
20 just want to move on with fairness and, you know,
21 working together for the betterment of the City and
22 the more we can put behind any, like, disputes
23 behind us and work to help people, that's good. So
24 thank you so much. Love and peace. I was going to
25 try to do dramatic reading, but it's okay.

1 CHAIRWOMAN REYES: Thank you so much.

2 COMMISSIONER RUSSO: Thank you.

3 CHAIRWOMAN REYES: Have a good night.

4 Luz Marrero.

5 COURT STENOGRAPHER: Could you spell
6 your name?

7 MS. MARRERO: Luz, L-U-Z. Marrero,
8 M-A-R-R-E-R-O.

9 Okay.

10 My question to the Board is on the
11 policy that we just received on the 10 o'clock
12 curfew, and the only question that I had was, okay,
13 now for the summer we usually sit in front of the
14 building with our children, while our children are
15 playing basketball and whatnot. Okay. Sometimes we
16 do go a little bit above like 10 o'clock. I know
17 that it's a 10 o'clock curfew, but what I'm saying
18 is it's the summer, like, why are we limited to only
19 10 o'clock? I know that, you know, we're not
20 hanging out, we're just letting the kids play
21 because they're out of school and whatnot, so I just
22 had a question about it and I wanted to put it on
23 the record, as to is this permanent or is there
24 another solution that we would go through? Because
25 I do sit with my grandkids while they play

1 basketball or the other one, the baby plays in the
2 park and it's a summer day and it's a beautiful day.
3 We don't want to be cooped up in the house.

4 So is there something that we're going
5 to stick to having it at 10 o'clock or is it in the
6 future we're could do it up to 12 or 11?

7 ATTORNEY M. FITZPATRICK: Madame Chair,
8 Director, I know that you don't normally engage in a
9 back and forth with the members of the public.

10 CHAIRWOMAN REYES: That's okay.

11 ATTORNEY M. FITZPATRICK: This was
12 discussed.

13 COMMISSIONER RUSSO: That went out the
14 window tonight.

15 ATTORNEY M. FITZPATRICK: This was
16 discussed. Right. This was discussed at length
17 last meeting and it was addressed and I think it's
18 an important point, so I think it would be perfectly
19 appropriate if one of you wanted to just give a
20 brief explanation of the nature of the policy and
21 whether it's subject to change.

22 EXECUTIVE DIRECTOR RECKO: I think I
23 can set the background a little bit, number one, if
24 you don't mind.

25 CHAIRWOMAN REYES: Sure.

1 EXECUTIVE DIRECTOR RECKO: Chairperson.
2 Everything is subject to change, of course, as this
3 goes along. And I think we've experienced at this
4 Housing Authority and around this Board some real
5 problems this past summer that cannot continue. We
6 need to find a way, as a community together, to
7 solve these problems. And if it turns out that the
8 10 o'clock is too early, we could certainly take a
9 look at that as summer comes, but I do believe that
10 it's important that we send a message out that we
11 are serious. This idea of people being on our
12 property partying and --

13 MS. MARRERO: Hanging out, yes.

14 EXECUTIVE DIRECTOR RECKO: -- doing
15 things, just can't be, and great, let's have fun
16 until, and our concept, I think, let's have a great
17 time until 10 o'clock. There's a time to go home.
18 And that was the concept in this and I think it's
19 very important that we continue this discussion and
20 we'll continue this discussion at the RAD Board, at
21 community meetings, but I think we had to set the
22 line somewhere, and I think our best counsel was the
23 10 o'clock, let's go home and keep a quiet summer so
24 kids can go to sleep, and adults can go to bed and
25 get up and go to work in the morning, and we will

1 have an quiet and safe place at night. That was our
2 rationale. So I don't know if you want to add
3 anything to that, because I think that's where we
4 are coming from.

5 CHAIRWOMAN REYES: I think, you know,
6 you and I had a conversation and I did say that
7 things are subject to change.

8 MS. MARRERO: Yes.

9 CHAIRWOMAN REYES: Nothing is set in
10 stone, but unfortunately, and I've said this before,
11 due to the recent actions and things that have
12 happened on the Housing Authority, we must take
13 action, and this is a start. This is a start to
14 prevent things that have happened in the past from
15 continuing to happen. We want everybody to have a
16 good quality of life down there, and I think
17 everyone deserves that, and, you know, as the
18 Director stated, we're going -- this is going to be
19 an open discussion. I think every Commissioner
20 here, when we were discussing this policy, if I
21 remember correctly, Andrew was actually one of the
22 individuals who brought it up about, you know, the
23 timing. The time, it could be a concern during the
24 summer and so we are open to hearing. We need to
25 hear from our residents. We need to see what

1 happens within the next few months, and at a later
2 time or maybe when it gets closer to the time, we
3 will actually meet again and see how we move forward
4 with the policy, but again, this is the start and
5 this is what residents have been asking us to do --

6 MS. MARRERO: And it's good.

7 CHAIRWOMAN REYES: -- since everything
8 has happened.

9 MS. MARRERO: It's good, but my -- my
10 problem with it is because when the kids do come out
11 of school, that there's no more school in the summer
12 and, you know, we have basketball, we have all these
13 other activities, and kids don't want to go home at
14 10 o'clock, you know. We don't want to go home at
15 10 o'clock because it's a beautiful night, it's a
16 beautiful day. So what do we do with them? How do
17 we tell our kids, my grandkids, you know, you need
18 to go home at 10 o'clock?

19 EXECUTIVE DIRECTOR RECKO: What's your
20 suggestion?

21 MS. MARRERO: Well, I figured, maybe
22 11 o'clock.

23 EXECUTIVE DIRECTOR RECKO: Okay.

24 MS. MARRERO: You know.

25 EXECUTIVE DIRECTOR RECKO: We'll

1 continue the conversation.

2 MS. MARRERO: It's a more elaborate
3 hour.

4 CHAIRWOMAN REYES: And this is a very
5 good topic for us to have our resident meetings and
6 I just want to put this on the record: I have had
7 the ability to attend the last two meetings,
8 resident meetings, along with the management and the
9 Director, and it saddens me that out of those
10 meetings, we have about five residents that come --

11 MS. MARRERO: Wow.

12 CHAIRWOMAN REYES: -- to those meetings
13 and, you know, that's a sad situation because we do,
14 we need your input. We're not here trying to be the
15 bad guys. We're trying to make it a better place
16 for everyone.

17 MS. MARRERO: Yes.

18 CHAIRWOMAN REYES: And a safer place
19 for everyone. I have children that I worry about
20 all the time.

21 So when we do things like this and we
22 put policies in place, we would love to have the
23 residents' input. We try our best to get the
24 residents' input, but that's not always what happens
25 and the residents don't give their input. We may

1 get a handful that do, but we have 1,350 units, to
2 get five people? It's kind of sad, to be honest, as
3 a resident.

4 MS. MARRERO: Exactly.

5 CHAIRWOMAN REYES: So I think that, you
6 know, the residents need to be more involved. We
7 want to hear from you. We want to hear what it is
8 that you guys want. How could we make it better and
9 safer for everyone? So I think that's probably
10 going to be, you know, our motto from now on, just
11 get them more involved, right?

12 MS. MARRERO: And being a
13 vice-president from the tenant association, I would
14 put it out there and try to get people to come and,
15 you know --

16 CHAIRWOMAN REYES: I think it would
17 actually be an amazing idea for the RAD board to
18 attend those meetings.

19 MS. MARRERO: Yes.

20 CHAIRWOMAN REYES: Honestly.

21 MS. MARRERO: Well, you just let me
22 know when it is, and I'll be there.

23 CHAIRWOMAN REYES: Thank you.

24 COMMISSIONER RUSSO: Madame Chair --

25 COMMISSIONER FORBES: Does anyone know

1 what's the City noise ordinance time is?

2 CHAIRWOMAN REYES: 10 o'clock.

3 MS. MARRERO: 10 o'clock.

4 CHAIRWOMAN REYES: And this is why we
5 chose 10 o'clock.

6 EXECUTIVE DIRECTOR RECKO: That's when
7 they close their parks.

8 CHAIRWOMAN REYES: Because we wanted to
9 follow the City.

10 COMMISSIONER FORBES: So, I mean, if
11 the City shuts down from a noise standpoint at
12 10 o'clock, you know, I would assume that we would
13 follow suit in doing the same.

14 MS. MARRERO: No one does.

15 COMMISSIONER RUSSO: Just a -- if I
16 may, just a potential out here maybe if we
17 incorporate a Housing Authority sanctioned event
18 where that event can be triggered same day, where we
19 know there's going to be a group of five, six, seven
20 residents on a nice warm evening in the summer at,
21 you know, 11, 12 o'clock at night, if they call
22 during the day to just say: Hey, could we do a
23 little gathering tonight? At least we're aware of
24 it. We understand it. They have the ability to
25 stay out a little bit later on a nice evening.

1 Again, don't know what the logistics of that looks
2 like, don't know if that will work, but it could be
3 some kind of a compromise where we have the ability
4 to let our residents enjoy our property into the
5 evening hours, you know, and still have the sanction
6 on that event, so to speak.

7 MS. MARRERO: Yes.

8 COMMISSIONER RUSSO: And like I said, I
9 don't know if it will work, I don't know if that's
10 the actual answer, but throwing it out there as a
11 potential one.

12 CHAIRWOMAN REYES: Or all ideas --

13 ATTORNEY M. FITZPATRICK: Sorry. Go
14 ahead, Madame Chair.

15 CHAIRWOMAN REYES: Sure. No.

16 ATTORNEY M. FITZPATRICK: I was just
17 going to say, my only comment on that, Commissioner,
18 is as long as something in the policy made it clear
19 that it was applied evenly, that there wasn't any --
20 favoritism wasn't shown to an individual tenant or
21 something like that, that can certainly be discussed
22 and the one good thing you do have right now is the
23 benefit of the fact that we are just about to get
24 into the winter, and you have some time to sort that
25 out before it's lighter out later and kids are out.

1 COMMISSIONER RUSSO: Believe me, I'
2 okay with being told I'm wrong, but believe me, I
3 serve on the Council, so I mean --

4 (Simultaneous crosstalk.)

5 COMMISSIONER FORBES: Like a Friday
6 night, a Saturday night, being an extended night.

7 CHAIRWOMAN REYES: I think those are
8 all great ideas and with what Commissioner Russo
9 said. My only fear is that sometimes when we allow,
10 you know, my mom has a saying I give you a finger
11 and you take an arm, so, and that opens it up --
12 that opens it up to just going back to the same
13 thing that we experienced this past summer, but I do
14 understand, again, it's just a matter of getting the
15 residents involved and listening to you guys and our
16 whole goal is, again, to do something that's
17 suitable for everyone and fair to everyone, and that
18 also makes our living space safer for us, so...

19 MS. MARRERO: And it's fine.

20 CHAIRWOMAN REYES: I think that's
21 just--

22 MS. MARRERO: Thank you.

23 EXECUTIVE DIRECTOR RECKO: Thank you.

24 CHAIRWOMAN REYES: Thank you so much.
25 Wanda Martinez? Okay.

1 So she's not here. We can move on and
2 then when she comes out, we can call her back.

3 Evelyn Lopez.

4 COURT STENOGRAPHER: Could you just
5 spell your name for the record?

6 MS. LOPEZ: E-V-E-L-Y-N. L-O-P-E-Z.

7 Hi, I have two or three questions for
8 the Commissioners of Hoboken Housing Authority.

9 I want to know if a passport is
10 sufficient more than a motor vehicle ID? Would you
11 accept a passport, if you don't have an ID?

12 CHAIRWOMAN REYES: Okay. Evelyn, what
13 I can tell you is that as Commissioners and as our
14 role as Commissioners, we don't handle the
15 day-to-day operations of the Housing Authority.
16 That's something that you would have to actually
17 address with the Director, your manager, and
18 probably Frank. Those are -- they're the ones that
19 would be able to give you what is accepted and what
20 isn't, but you can read your questions into the
21 record, if that's what you would like.

22 MS. LOPEZ: Is Hoboken Housing
23 Authority allowed to know when I leave the country
24 and come back and ask me the exit and the entrance
25 of my passport?

1 Who will is going to answer that?

2 CHAIRWOMAN REYES: And we don't usually
3 go back and forth. Again, this is a personal issue,
4 so we don't do it in public portion, like I said at
5 the beginning. But if your management, if Frank,
6 Director, if you guys can please get back with Ms.
7 Lopez and answer her questions --

8 EXECUTIVE DIRECTOR RECKO: Yes.

9 CHAIRWOMAN REYES: -- it would be
10 greatly appreciated.

11 MS. LOPEZ: Okay?

12 CHAIRWOMAN REYES: Okay.

13 MS. LOPEZ: One more question, I will
14 have my attorney also answer that question for me.

15 CHAIRWOMAN REYES: Okay.

16 MS. LOPEZ: Thank you.

17 CHAIRWOMAN REYES: That's correct.

18 Thank you.

19 COMMISSIONER RUSSO: Madame Chair, just
20 a quick question from a legal perspective. I mean,
21 I've worked in HR, right, so there's -- there are
22 set standards for identification. Do we provide
23 those set standards to our residents so that they
24 know what they potentially are, if we need
25 identification, you know, like a social security

1 card, a driver's license, a passport, you know, a
2 County ID, not your college ID, right? Like the
3 things that are and aren't acceptable.

4 ATTORNEY M. FITZPATRICK: So in
5 general, yes, is the answer to your question.

6 COMMISSIONER RUSSO: Okay, good.

7 ATTORNEY M. FITZPATRICK: There are
8 certain documents that are normally required. My
9 response to this is this sounds like it's extremely
10 fact specific.

11 COMMISSIONER RUSSO: Okay.

12 ATTORNEY M. FITZPATRICK: So without
13 knowing all of the facts, there is a provision in
14 the ACOP where the Housing Authority can request
15 additional information, if there's some question as
16 to some of the information that's provided.

17 COMMISSIONER RUSSO: Okay.

18 ATTORNEY M. FITZPATRICK: So there is
19 the ability, within reason, for the Housing
20 Authority to request additional information, but
21 without knowing all of the facts, I don't want to --

22 COMMISSIONER RUSSO: I most certainly
23 don't want to go down that road. I think the
24 Chairwoman is correct in saying if it's a very
25 specific individual situation, it should be handled

1 the way she suggested. I just mean from a very
2 generalized standpoint we do, in fact, make sure
3 everyone understands that your, you know, Hudson
4 County college ID is not acceptable, versus your --

5 ATTORNEY M. FITZPATRICK: Correct.

6 COMMISSIONER RUSSO: -- state issued
7 driver's license or federally issued passport.

8 ATTORNEY M. FITZPATRICK: Correct.

9 COMMISSIONER RUSSO: Okay.

10 EXECUTIVE DIRECTOR RECKO: And I would
11 say we do a thousand of these well over a year every
12 year and we don't have this issue.

13 CHAIRWOMAN REYES: I have a question.
14 So does the ACOP since it was brought up, does that
15 also -- is that for Housing Authority residents and
16 voucher residents or is that just for -- because
17 that's --

18 ATTORNEY M. FITZPATRICK: So the ACOP
19 would apply to public housing residents and the
20 document that would apply to Section 8 residents,
21 Housing Choice Voucher Program residents would be
22 the administration plan.

23 CHAIRWOMAN REYES: The administration
24 plan.

25 ATTORNEY M. FITZPATRICK: The admin

1 plan.

2 CHAIRWOMAN REYES: Okay.

3 ATTORNEY M. FITZPATRICK: As it's
4 commonly referred to, yes, which has similar
5 language in terms of verification of information
6 provided and certifications, but they are not the
7 exact same, you're correct. They are two different
8 things that apply depending upon where the
9 assistance -- which program you're participating in.

10 CHAIRWOMAN REYES: Okay.

11 COMMISSIONER RUSSO: Thank you.

12 CHAIRWOMAN REYES: Thank you very much.

13 COMMISSIONER RUSSO: Thank you, Madame

14 Chair.

15 CHAIRWOMAN REYES: Manuel Rivera Soler.

16 MR. RIVERA SOLER: Good evening, Madame

17 Chair.

18 CHAIRWOMAN REYES: Good evening, Mr.

19 Soler. I'm sorry, the mic doesn't go up.

20 MR. RIVERA SOLER: I appreciate that.

21 Thank you, Madame Chair, for

22 acknowledging me to be able to speak and I --

23 COURT STENOGRAPHER: Could you just

24 talk up a little bit just towards me? I'm sorry.

25 MR. RIVERA SOLER: I would like to

1 thank Chairman, Councilman, Council President Russo
2 for once again standing up for the residents' first
3 amendment rights. Thank you, sir. That shows that
4 what I spoke of yesterday at the Council meeting
5 stands.

6 I would also like to now, if possible,
7 to bring this back to issues at hand for the
8 residents of the housing. There are some issues
9 that I could go for hours upon hours and, by the
10 way, I should start by saying as well is I claim
11 equal time and equal indulgence as the prior
12 speakers. There are a lot of issues that are going
13 on that seem to not get the attention or at least a
14 lack of attention. There is an -- at least these
15 were the ones that I have recent, that people speak
16 to me about, there are holes on -- pardon me, 540
17 Marshall Drive. These holes have been there.
18 They've been covered. They get ground up, you know,
19 brought up again. So that is an issue of safety for
20 anyone who walks there, anybody who may have
21 children or a pet that falls into that hole, that's
22 a liability. As well as there was a water main
23 break, it took forever for that to be fixed. I know
24 it's not you, I'm not -- I'm speaking to you because
25 you're the Chair.

1 CHAIRWOMAN REYES: That's all right. I
2 understand.

3 MR. REEP: But just letting the facts
4 and be read into the record here.

5 Amongst that, there are other issues
6 and other places as far as Fox Hills, cleanliness
7 around the sidewalks. There are so many, so many
8 issues that I, again, I could go on for days and
9 that's again, not trying to bring down the Housing
10 Authority and no way, shape, or form, it's just that
11 things sometimes fall through the cracks, as you
12 will be perhaps making the report in a little while
13 in regards to the issues of prior meetings and
14 suggestions that will perhaps be made. As well as I
15 would also like to -- now having said that, I would
16 like to ask you just again for the record and if you
17 could possibly tell me or someone in the Board could
18 tell me where can I find more information like we do
19 when we are on different boards, like planning
20 boards and the Council, where we get more
21 information in regard to your ordinances? If you
22 can help me with that, because it's a little
23 difficult for me.

24 CHAIRWOMAN REYES: Do you mean on the
25 resolutions?

1 MR. REEP: Yes, when you're talking the
2 resolution, I can't -- maybe I'm not seeing it where
3 I have to click on it, maybe it's there, I'm not
4 sure, but I just want to ask the question.

5 And in closing I just want to know if
6 tonight when you make your resolutions, 2022-12.06,
7 2202-12.09, and pardon me, 2022-12.10. These are --
8 you know, like where it says here is a sentence, I
9 cannot distinguish or discern how much you're
10 paying, what is the contract, who is it for, is it
11 anybody that donates money to the City? These
12 things should be known to the public so they could
13 at least feel confident that the job is being done
14 correctly. I'm assuming it is. I'm not disparaging
15 anyone again, but it's better to have it clear, let
16 the citizens hear it and see it for themselves and
17 read it.

18 So having said that, I will not take
19 the rest of my time. I would leave at that and
20 thank you so much for your attention.

21 COMMISSIONER RUSSO: Thank you, Manny.

22 CHAIRWOMAN REYES: Thank you.

23 COMMISSIONER SEITZMAN: Thank you.

24 CHAIRWOMAN REYES: Ellen? Elba? Elba?
25 Is it Elba or Ellen?

1 COMMISSIONER RUSSO: It's Elba.

2 COURT STENOGRAPHER: Could you state
3 your name and spell it?

4 MS. BRATTS: My name is Elba, E-L-B-A,
5 and then I-R-S-I.

6 COURT STENOGRAPHER: I-R-S-I?

7 MS. BRATTS: And then my last name is
8 Bratts, B-R-A-T-T-S.

9 CHAIRWOMAN REYES: Thank you.

10 MR. RIVERA SOLER: Excuse me, let me
11 put that back down for you.

12 COURT STENOGRAPHER: Just move up to
13 the microphone. Move closer.

14 MS. BRATTS: I am -- the reason to have
15 come over here, but when you get letters like this,
16 you have to come and do it right. Okay. They have
17 said that I -- there was 12 complaints about me and
18 then I was being very good picking up the packages,
19 because they're stealing them. Everything is taken.
20 And the blonde lady in the office said to me: I
21 want you to play in the chair over there and, you
22 know, look at the packages, and don't let them take
23 them. Now, she's not my boss. My boss is the other
24 one. This one -- can I come up?

25 COMMISSIONER RUSSO: Do you need for us

1 to have the letter?

2 MS. BRATTS: No, I'm going to give it
3 to you.

4 CHAIRWOMAN REYES: You can just put it
5 on the table.

6 COMMISSIONER RUSSO: Just leave it
7 there, somebody will get it.

8 MS. BRATTS: Okay. I have called
9 senior citizens in Jersey City, they're going to
10 give me an appointment for discrimination because
11 I've been harassed and it's right there. If I don't
12 stop it, I'm going to lose my apartment, and I'm not
13 going to go for that.

14 And another thing is that I had a
15 problem with HUD because I came out of -- I came out
16 and she said to me my -- Ruben is going to run for
17 Mayor. I said I'm a Republican. I don't -- I
18 changed my party that easy. That's why they have
19 not given me my check and I did all the election. I
20 asked you, can you help me get a one of those, you
21 know --

22 COURT STENOGRAPHER: I'm sorry, can you
23 help me get what? Can you help me get?

24 MS. BRATTS: A photo, not to travel,
25 because I don't travel, just a photo to hang around

1 here, which the post office said that doesn't have
2 to be more than 60 or \$70, and was always denied for
3 me. The only time they come to the house is when
4 they want to vote, then they go after you, but that
5 lady, Ruben Ramos, I think, it's Jesus, and she's
6 the head of housing, oh, my housing. She said to
7 me: You have to vote for Ruben. No, I don't have
8 to vote for nobody, because I'm a Republican, and a
9 true blue Republican. If you lose, we lose. If we
10 gain, we gain. And I'm not changing who I am for
11 nobody. So thank you, and have a nice Christmas.

12 CHAIRWOMAN REYES: Thank you.

13 COMMISSIONER RUSSO: Thank you, Elba.

14 MS. BRATTS: All right.

15 CHAIRWOMAN REYES: Okay.

16 ATTORNEY M. FITZPATRICK: Did you read
17 the person who wasn't there?

18 CHAIRWOMAN REYES: Okay. No, I am
19 going to. Ms. Martinez? Wanda Martinez?

20 VOICE: I think she left.

21 CHAIRWOMAN REYES: She left? Okay.

22 Before we close public portion,
23 Commissioner James Sanford, I just wanted to know if
24 you would like to address the Board on anything that
25 was said. You could gladly do so at this time, if

1 you would like to respond.

2 COMMISSIONER SANFORD: Thank you for
3 giving me the opportunity.

4 Everything that was said is going to be
5 a matter --

6 COURT STENOGRAPHER: I'm sorry. You're
7 just going to have to talk up a little bit.

8 COMMISSIONER SANFORD: I said: Thank
9 you for the opportunity to address what was spoken.
10 The matters that were spoken about are going to be
11 addressed by the authorities and I have no comment
12 at this time.

13 CHAIRWOMAN REYES: Okay.

14 COMMISSIONER SANFORD: Other than to
15 say that this should not have been brought at this
16 venue.

17 CHAIRWOMAN REYES: Okay. Thank you.
18 Director, your report.

19 EXECUTIVE DIRECTOR RECKO: Thank you,
20 Ms. Chairman, I appreciate that.

21 Can everyone hear me?

22 CHAIRWOMAN REYES: Yes.

23 EXECUTIVE DIRECTOR RECKO: Very good.
24 Thank you.

25 First, I'd like to thank all of the

1 residents, staff, everyone that took place in both
2 our Halloween and especially our just recent past
3 Thanksgiving celebrations. For the folks that
4 brought food, the folks that cooked, the folks that
5 made these things happen with our staff and with
6 residents. It just wasn't us, it was a true group
7 effort. I can't tell you the value of these, right?
8 Residents, I mean, the value of these bringing us
9 together, of celebrating, of sharing that rather
10 than just that usual everyday landlord-tenant. It
11 breaks us together. It does a lot. And I think it
12 shows our appreciation, which is heartfelt from the
13 Commissioners for our residents and we -- and I give
14 that talk everywhere, right? I'm thankful. I love
15 that. That's my favorite because I could talk about
16 how thankful I am for our residents, for our staff,
17 for Commissioners. So thank you all for a great,
18 great start to our holidays. We're not done yet,
19 right, because we've got holiday celebrations coming
20 up over the next couple of weeks. So again, thank
21 you for all of that, and we are still working,
22 believe it or not, on the Kyelia's Way signs. We've
23 had a little snag on actually getting them and
24 getting them in our pocket. As soon as they are
25 done, and we're going to keep pushing, as soon as

1 they are done we'll organize that celebration.

2 The nighttime security policy has been
3 discussed already this evening, so that doesn't have
4 to be gone over. I don't think we will continue,
5 except just to re-emphasize that we'll be -- we will
6 be having a continued discussion with our residents
7 on this, but we have to do something. We can't next
8 summer go into the same type of thing we had last
9 summer. You know, we've got to move.

10 Our yearly request for proposals for
11 community service providers will be out soon. It's
12 in legal for review now. Again, once a year we go
13 out, we ask people to put in proposals to us to use
14 our community rooms, to use the field, so we can
15 plan for the year, and that group is kind of in the
16 way our core group of providers, are nonprofits that
17 come on to our properties, put on programs for our
18 youth, for our elderly, for our kids, and our
19 families. So look forward to that over the next
20 month. That's going to hit the papers and it will
21 be widely publicized.

22 We are beginning design on our
23 defensible space concept that abuts the rear of the
24 property, that abuts the light rail. After tonight
25 we'll have some new engineering firms, so I'm going

1 to work with them as soon as you guys approve them.

2 Our managers have increased
3 surveillance of the video systems daily. We are
4 meeting with the HPD, that has proven positive. So
5 things are happening there.

6 I have increased the number of resident
7 meetings. Held a meet and greet at 411 Marshall
8 community room on the 17th of November. Chairman
9 Reyes was there. It was, I think, a small but a
10 fruitful meeting. We will continue to show up. We
11 will continue to be there and I think that's the
12 answer. We have to be consistent. And we are going
13 to be there monthly. So that was for Harrison and
14 Andrew sites. And we're at CCG on the 21st of
15 November. And we will be at Fox Hill, Adams, and
16 Monroe next week for our community meetings for
17 December, and we'll be back in January.

18 Our new security service has started.
19 We're working out a couple of kinks with them, but
20 the old company is gone and a new company is here.
21 So we're going to work with them and get this thing
22 rolling for everyone.

23 A quick update on Hoboken Housing
24 Forward, just to say again we must remember that our
25 redevelopment is a step-by-step process. It takes

1 some time, but we're moving behind the scenes
2 constantly.

3 I have some great news. A crucial step
4 in our redevelopment has been reached. All right?
5 A crucial step. It's a great block for that
6 foundation, right, Councilman?

7 COMMISSIONER RUSSO: Hit me.

8 EXECUTIVE DIRECTOR RECKO: Thanks to
9 Councilman and Commissioner Russo and all of the
10 Council because I think it was unanimous, without a
11 question. Our sites have been designated by the
12 City as areas in need of redevelopment, and
13 that's -- we've never got this far. We've never
14 gotten this far. So keep pushing this. So we're
15 really excited about that and thankful to the City
16 for making this happen with us. The next step is
17 for the City to contract with a firm to perform our
18 redevelopment plan between the Housing Authority and
19 the City. They are going to be using information on
20 our strategic plan and growing from there, so we
21 look forward to that. And I did get the City's
22 milestones on that. It looks like it's going to get
23 published here soon on December 16th and with their
24 question, proposals during on January 12th, and
25 tentatively they're pushing for February 1st to

1 award a contract to that.

2 COMMISSIONER RUSSO: That is
3 100 percent accurate, and I told Director Brown
4 specifically I want the whole timeline moved up two
5 weeks. We'll see if we could do it.

6 EXECUTIVE DIRECTOR RECKO: Thank you
7 for that.

8 COMMISSIONER RUSSO: You're welcome.

9 EXECUTIVE DIRECTOR RECKO: We'll keep
10 pushing and Director Brown has been very open --

11 COMMISSIONER RUSSO: He totally hates
12 me at this point.

13 EXECUTIVE DIRECTOR RECKO: So we're
14 really grateful for that. We'll keep pushing.

15 At the October Board meeting you did
16 approve a contract with a firm to perform
17 obsolescence study. They have been on site.
18 They're doing -- they've been doing their
19 inspections, going through our units. This is a
20 required study before we redevelop in any way,
21 shape, or form, so it's another one of those
22 building blocks that HUD requires an outside
23 engineering firm to come in and say: We need to be
24 redeveloped. Not just our word, but they bring in
25 by the numbers, by the useful life of our equipment,

1 of our boilers, of our elevator, of everything, of
2 does the Hoboken Housing Authority really need to be
3 redeveloped? The answer is yes. That's what
4 they're going to find. But we need to have this
5 firm to come in and do that study officially because
6 it goes up the chain through DC.

7 They've been on the ground this week.
8 So thank you for -- thank you that they're here and
9 we're moving.

10 We have requested an RFP requesting
11 engineering firms to provide a capital needs plan
12 for a ten year period. This is also something
13 that's a HUD requirement. What this is going to do
14 is give us the snapshot with us and what we
15 publicize out to the world of as we build a new
16 building and then we have less old building, what
17 are we going to use our capital funding on to keep
18 those buildings going? Because you all are going to
19 still be living there and we need to make sure those
20 buildings are still in good shape. So this is going
21 to help me to project year one, year two, year
22 three, as we build new buildings, how do we address
23 the buildings we already have, up until total
24 redevelopment stuff. What's our plan for that? So
25 we need to plan that. And so they're going to be

1 coming in mid January with the proposals, so we
2 should have that contract to you in February of '23.

3 We are arranging for an initial meeting in
4 the first quarter of 2023 with HMFA, just an initial
5 financing. What do you guys think? How do you
6 guys-- how much do you love us? What do we need to
7 make it happen? We do expect to publish an RFP for
8 special legal counsel in the first quarter of 2023
9 as well, so we don't need that yet, but we're going
10 to be needing that as we go into 2023.

11 We continue to meet with Enterprise Partners
12 along with the Fitzpatrick law firm, our staff, and
13 HUD as represented by Mr. Ellis Wilson Henry, so
14 we're all together, we're all a team, we're all
15 working for the best interests of the Housing
16 Authority and making sure we do this right, all
17 right? Making sure we do this step by step,
18 completely aboveboard, and transparently. That's my
19 pledge and it's crucial.

20 We are beginning to work on projecting our
21 management needs as we go through 2023 and beyond.
22 I just want to remind the residents, we are
23 available for any forum that you might need. We are
24 available if you want us to come to your sewing
25 group and talk and tell everybody what we're doing.

1 If you want us to come to the rotary clubs, if you
2 want us to come to your particular club, we're glad
3 to come and tell you what the Housing Authority's
4 doing and where we are, and, of course, you can
5 always meet with me one on one, you got to make an
6 appointment, but come on in and we'll deal with
7 our -- your issues one on one.

8 We are developing our resident handbook
9 unique to each development and our holiday edition
10 of our newsletter is included in your board books.
11 We would think that the resident handbooks will
12 probably be finalized during January and February,
13 but we'll be sharing that at our meet and greets as
14 well as our RAD Board and with this Board, so you
15 can take a look at them.

16 So the changes to our drug abuse and other
17 criminal activity policy. I have been speaking to
18 HUD. We have essentially -- I've told them, if it's
19 not back by the end of December, we're moving,
20 because they really have 45 days, and they've been
21 about 70 now, so I wanted an end to them, but we're
22 moving forward, so we'll get that done. That's
23 right.

24 We continue to follow the most current CDC
25 guidelines regarding Covid-19. We have opened our

1 offices. We had a spike there for a while, but we
2 seem to be back down a bit. So, you know, we're
3 pretty comfortable where we are.

4 Fox Hill Gardens. The renovation work is in
5 process at Fox Hill. The lighting work is complete
6 and we're moving on to kitchen cabinet replacements,
7 countertops, and plumbing work, which is the next
8 phase.

9 We have been meeting there every other week
10 and Commissioner Lewit has been with us at those
11 meetings, and guys, I put it in writing, but I want
12 to say publicly, thank you, Commissioner. His
13 experience in: No, you should have a deeper sink;
14 no, you should make this kind of lighting happen;
15 no, you need a receptacle there, is just invaluable
16 as we go through these processes. So thank you. I
17 appreciate you.

18 The paving work at Fox Hill has been
19 contracted. We're waiting for the contractor to
20 start. We are pushing and we hope we get it done
21 before the snow flies. So we're pushing. No snow,
22 right?

23 Housing For Hoboken met on November 16th and
24 December 6th. Busy group this month. We have the
25 new members. We did a lot of introductory work with

1 them. A lot of going back over what H4H means, what
2 our role is. They did elect new officers and
3 congratulations to those officers. The new
4 president of our nonprofit is Aaron. Thank you,
5 Aaron. Congratulations. Our Vice-president Barbara
6 Reyes. The treasurer is Erica, the first string,
7 and the secretary is April Harris. So we're
8 really -- I think, we've got a great team on that
9 group. So thanks for that. We also did check
10 signatories, which are Aaron, Erica, and myself.

11 Special capital projects right now, our
12 NGHMFA project is really nearing completion, with
13 the paperwork even, our work is done, but we're
14 nearing completion on the paperwork. We're hoping
15 that by the end of December and they're hoping, too,
16 that we completely close this thing out, we get the
17 final balance of our money, everything works, we're
18 excited. This is has been, what, four years? Three
19 years? What a journey. So we're close. I'm really
20 proud of what we've done with that money.

21 Emergency generator work, just to be
22 repetitive, that is not going to get in till spring.
23 It's funded, but not going to get in till spring.
24 We are accepting now bids for four new boilers at
25 Andrew Jackson Gardens funded through the CDGB

1 program. They will be able to be put in as soon as
2 the boilers can be gotten. Right now we're talking
3 probably four to six months on a boiler order. The
4 building is going to stay warm because we have a
5 working, good boiler at each location, but this will
6 be the auxillary boiler in each location.

7 I also want to remind folks that even though
8 we don't have two functioning boilers in each
9 location, each location is set up for an emergency
10 boiler, should we need it. So you guys are good.
11 We're not going to get cold this winter. We're
12 working hard out there.

13 Management has been focused on three
14 initiatives for the coming year. We're right at
15 that 96 percent occupancy at our public housing and
16 Fox Hill. I think public housing went down to 95
17 point something something this month, but we had
18 some move outs, so we're meeting that goal for both
19 of our both public housing and for Fox Hill, and
20 that's in our -- my vacancy report. Our next goal
21 is achieving that 95 percent or better score in
22 HUD's PIC system for the year, and we've made
23 significant progress in the reduction in tenants'
24 accounts receivables. I would really like to thank
25 the many families that have coordinated with

1 management, that have come in to pay their full
2 balance or to plan for a repayment agreement. I
3 can't thank you residents enough. So many people
4 have been real positive going: We get it. We owe
5 the rent. Now we're going to work out something
6 with you. And we're open and we're plugging them
7 into any type of assistance they could find about
8 that, but yet we still have a number of residents,
9 families that have not responded to us, and I want
10 to be clear: You need to come in. If you know
11 folks that haven't responded to us, have them come
12 and see your manager. We want to work this out
13 before we need to take any legal action, right?

14 CHAIRWOMAN REYES: Is management
15 contacting those families?

16 EXECUTIVE DIRECTOR RECKO: Yes. We've
17 sent letters. I think a couple rounds of letters
18 now, Frank?

19 MR. MERCHAND: So far there's two
20 letters. The final letter's going out and that will
21 be a certified letter.

22 CHAIRWOMAN REYES: How about contacting
23 them on the phone and actually speaking to them
24 individually? Is that happening?

25 MR. MERCHAND: The managers are

1 reaching out. I don't know specifically, but again
2 everybody has been contacted.

3 CHAIRWOMAN REYES: Okay.

4 EXECUTIVE DIRECTOR RECKO: I think a
5 phone bank wouldn't hurt, but people know.

6 COMMISSIONER RUSSO: And I was just
7 going to ask: Are there -- is there a group that we
8 haven't had any contact with that we're kind of
9 concentrating on?

10 MR. MERCHAND: No, actually let me give
11 you some stuff.

12 EXECUTIVE DIRECTOR RECKO: Frank, you
13 want to talk to us a little bit about this?

14 MR. MERCHAND: Give me one second to
15 get mine.

16 Okay. So two months ago, when we
17 brought this topic up for the first time and those
18 first numbers came out. It was overwhelming for
19 everybody. I think it was a shock. Understanding
20 the magnitude of the money that was outstanding, the
21 amount of families that were outstanding, we put a
22 plan in place that started October 1st, which was we
23 were going to send letters out, a certain amount of
24 rounds of letters. We were going to offer
25 repayments. In the first two months we have, if you

1 can see -- so if we can take a look at Andrew
2 Jackson North, for example, we started out with
3 \$559,000 and \$344,000 worth of repayments have come
4 in. Sixty percent of that debt is now on
5 repayments. So that's --

6 EXECUTIVE DIRECTOR RECKO: Under
7 repayment agreements.

8 MR. MERCHAND: Repayment agreements.
9 So that's incredible. I think that there is --

10 COMMISSIONER FORBES: Agreements only.

11 MR. MERCHAND: Agreements. Also, some
12 people paid, but meaning that the families came in,
13 we have a contract on hand, they're paying a monthly
14 amounts that's comfortable for them to be able to
15 make it. So 60 percent of just Andrew Jackson, I'm
16 only using that as an example, so that you can see
17 what a difference just when we put our attention to
18 something, we can make, right? So I know that for
19 anything that we ever do there's always the people
20 that come out first, and then unfortunately the
21 people that come in again, right? However, I was
22 pleasantly surprised in the middle month that we
23 still had enough people that come in. So people are
24 coming in and we are -- and like I keep saying every
25 month, our goal is to have a hundred percent of the

1 people in repayments, because then we're good. That
2 means that every family will be safe and that means
3 that we will get the money that's owed to the
4 Housing Authority so we can operate.

5 These numbers are going to keep
6 growing. Andrew, you had asked for a report, so
7 I'll make this as a monthly report, and then every
8 month you'll be able to see.

9 So the first thing is our rent rolls.
10 How much we collect. So we collect -- our rent
11 rolls every month is 447,000. Our outstanding rent
12 started out with a million three. We entered into
13 five -- 527 -- \$527,000 worth of repayments. So our
14 new outstanding balance is 795,000.

15 In our final effort, I'm hoping that if
16 we have month as good as we had just this month, if
17 we can get to -- so we're 40 percent now. Our
18 initial lofty dream was if we could get half of the
19 families in, right? We're almost there. So I think
20 we're going to surpass that goal. What I'd like to
21 see is if we could at least -- realistically, I know
22 we're never going to get a hundred percent, but can
23 we get 75 percent of the families? Can we get
24 80 percent of the families to come in? So I really
25 want to thank the managers, because this is

1 something that's happening above and beyond
2 everything that we're doing right now. So obviously
3 everything that keeps coming our way, the vacancies
4 aren't stopping. We're still filling vacancies,
5 right? We have buildings that are almost at a
6 hundred percent. And we were talking 88 percent
7 just a couple of years ago. So everything, if we
8 keep just moving the same direction, so the very
9 next step is a letter's going to go out in the month
10 of December, that's the final notice, and that's
11 going to be: Okay, this is your final opportunity.
12 You must enter into a repayment by such such date.
13 At that point all the families that are not in the
14 repayment will get their eviction letters, and we
15 will then have court dates that we're going to have
16 to start the process of however long that takes.
17 That may be another seven, eight months, nine
18 months, that depending on what that is.

19 Hopefully, like I said, we can get as
20 many people. This is for everybody here. This is
21 for all our managers. This is for all of you guys
22 as Commissioners. The more families we can entice
23 to just come in and talk to us, we're making it as
24 easy as possible, just start on a repayment is all I
25 ask.

1 COMMISSIONER FORBES: Can I?

2 MR. MERCHAND: Yes.

3 COMMISSIONER FORBES: I don't know if
4 it's possible to add a couple of the real-time
5 number that actually we're actually collecting.

6 MR. MERCHAND: Yes, that's at the
7 bottom.

8 So 12,000, 12,039, for example, that's
9 going to be the monthly repayments for that 344.

10 COMMISSIONER FORBES: Okay.

11 COMMISSIONER RUSSO: On top of the rent
12 roll.

13 MR. MERCHAND: On top of the rent roll.

14 So I believe that by the time we wrap
15 up all the repayments, we should have about maybe
16 \$70,000 of income monthly.

17 COMMISSIONER FORBES: Monthly.

18 MR. MERCHAND: That will be that
19 long-term, you know.

20 COMMISSIONER IMPASTATO: So according
21 to this, 60 percent of outstanding rents, we have
22 not had any contact with because no one -- they're
23 not on the repayment plan.

24 MR. MERCHAND: Correct. Right. So far
25 40 percent of the outstanding families entered into

1 the repayments and 60 --

2 COMMISSIONER IMPASTATO: So almost a
3 half a million dollars are -- we could assume, are
4 not going to be collected.

5 MR. MERCHAND: Maybe, maybe a little
6 bit less, but yes, that's --

7 COMMISSIONER IMPASTATO: So what is the
8 plan with that? Like, how do we -- how do we write
9 down a half a million dollars of money that we just
10 never got?

11 MR. MERCHAND: That would be more --

12 ATTORNEY M. FITZPATRICK: You want me
13 to answer for that?

14 So the one step would be to file an
15 eviction action or nonpayment of rent and that is
16 what Frank is referring to which will come
17 essentially sometime at the beginning of the year
18 complaints would, if necessary, be filed in Superior
19 Court for eviction. Now, that is not for the money
20 itself, but the way it works, practically that often
21 leads to a court sanctioned agreement for repayment.
22 It's not the same as our in-house agreement, it's
23 more enforceable. And the goal there is to get
24 anyone who the Housing Authority brings to court for
25 nonpayment to enter into one of those and keep them

1 in the unit and collect the money. If need be, and
2 that doesn't happen, the Housing Authority could
3 file or could pursue the actual eviction based on
4 nonpayment of rent, and then the Housing Authority
5 would be free -- it is anyway -- the Housing
6 Authority would be free in a lot of cases to file a
7 collection action, which is largely dependent upon
8 the amount. For example, there will probably be a
9 decent amount the Housing Authority would have to
10 prioritize which cases to file when. You'd probably
11 start with the higher balances and the Housing
12 Authority's ability to collect frankly depends upon
13 the source and amount of the income. If it's lower
14 income, minimum rent, then chances that the Housing
15 Authority will ever collect on that, not great.

16 COMMISSIONER RUSSO: Right.

17 COMMISSIONER IMPASTATO: So of the 60
18 percent, what percent have we talked to?

19 MR. MERCHAND: Well, we've communicated
20 with all the families because --

21 COMMISSIONER IMPASTATO: When you say
22 communicated --

23 MR. MERCHAND: Everybody got a letter.

24 COMMISSIONER IMPASTATO: That's just a
25 letter, though.

1 MR. MERCHAND: Right. Right.

2 COMMISSIONER IMPASTATO: We don't know
3 if they read it or got it or ignored it.

4 So is there a way we can get a little
5 more aggressive with knocking? I mean, could we
6 knock on the doors? Is it legal to knock on the
7 door and say: Hey, what's your plan for repaying
8 the rents?

9 ATTORNEY M. FITZPATRICK: Sure.

10 MR. MERCHAND: That's what I'm seeing
11 right now from the management staff, the final push
12 now is not knocking on doors and making phone calls
13 on those last ones.

14 COMMISSIONER IMPASTATO: So one --
15 yeah, that's the first step. We have to get more
16 aggressive with contact.

17 MR. MERCHAND: And the last letter, I'm
18 hoping to make it certified so that there isn't: I
19 didn't get in letter. I want to have that proof
20 that you got a certified letter and you didn't pick
21 it up or you, you know --

22 COMMISSIONER IMPASTATO: This leads to
23 the next part, number two is kind of -- is there a
24 way we can -- you know, they might be scared, right?
25 They might be like: Damn, I don't have the money.

1 I spent the money. I got to ignore them.

2 Is there a way we can potentially come
3 up with a deal or say to them: Listen, if you at
4 least acknowledge and get on a payment plan, let's
5 knock off 15 percent or let's do something creative
6 to ease their worry?

7 MR. MERCHAND: The problem is --

8 COMMISSIONER IMPASTATO: They don't
9 have to pay the whole thing.

10 MR. MERCHAND: -- we cannot forgive
11 debt that's not ours to forgive, so --

12 ATTORNEY M. FITZPATRICK: Right,
13 technically --

14 MR. MERCHAND: -- that is not our money
15 to forgive. It's the federal government's money,
16 and then they're the only ones that can forgive it,
17 so they're not giving us the ability to pass that
18 along.

19 ATTORNEY M. FITZPATRICK: So now if the
20 Housing Authority were to get into a specific
21 discussion with a specific department and the tenant
22 were to question a certain charge or an amount,
23 things like that, that's something that the Housing
24 Authority would have some discretion over. In terms
25 of simply forgiving something that both sides are

1 agreed are owed, HUD won't allow that.

2 COMMISSIONER IMPASTATO: It's just --
3 yeah, I mean, it goes back my original thought
4 they're like during this entire period, I don't
5 think -- and I know it's not just us, it's everybody
6 in this country. We didn't do a good job of
7 educating people that you didn't have to pay the
8 money back. Everyone saw it on TV and read it in
9 the papers: Forgiveness, forgiveness, forgiveness,
10 and no one realized: Shit, I got to -- I might not
11 have to pay the rent now, but there's going to be a
12 day where I have to pay this thing. And they just
13 spent the money that they were getting free checks
14 in the mail, and they were spending it on TVs and
15 intangible goods, right, and now the day of
16 reckoning has come and I just -- it sucks because
17 there wasn't -- we admitted that we didn't contact
18 any of these people during this entire --

19 MR. MERCHAND: Well, no, we sent --
20 every month we sent your outstanding rent letters.

21 CHAIRWOMAN REYES: That's not true.
22 I'm sorry, Frank. I'm going to say this again: We
23 do not receive an outstanding balance every month as
24 a resident. When you pay your rent, you're given a
25 receipt.

1 MR. MERCHAND: A receipt that has a
2 balance, with their receipt.

3 CHAIRWOMAN REYES: Yeah, but you have
4 to go pay your rent. We don't get it in the mail.

5 COMMISSIONER IMPASTATO: You guys
6 admitted to that and it's not fault, it's every
7 housing authority is going through the same thing.
8 You know, you see it in the papers all the time, but
9 we unfortunately didn't let these people know and
10 educate them that you're going to have to pay this
11 back so it's just --

12 COMMISSIONER RUSSO: Could I comment?
13 Into the future, to try to solve for that exact
14 issue, can we issue an rent statement to every -- so
15 in the building that I live, right, every month on
16 the first of the month, there is literally an
17 envelope on my door, which is my rent bill and
18 receipt. So can we somehow do something like that
19 where, whether it comes in the mail, whether it's
20 done by the managers, they walk through the building
21 and put everybody's --

22 MR. MERCHAND: Our new outstanding
23 delinquency notices are now standardized. So every
24 month, all the people who are delinquent will get a
25 delinquent letter.

1 CHAIRWOMAN REYES: Is that new, though,
2 Frank?

3 MR. MERCHAND: I found out here with
4 you that you're telling me that -- from my point of
5 view I thought letters were going out every month to
6 every tenant.

7 CHAIRWOMAN REYES: That's not true.

8 COMMISSIONER RUSSO: But are they now?

9 MR. MERCHAND: So but what I'm saying,
10 part of this process, letters go out for anybody
11 that delinquent every month moving forward. We
12 don't have to fix that because that's already been
13 fixed.

14 COMMISSIONER RUSSO: Beautiful. That's
15 the point I was trying to make.

16 CHAIRWOMAN REYES: That's good.

17 MR. MERCHAND: Good.

18 ATTORNEY M. FITZPATRICK: So what
19 should be happening, and I believe this started in
20 October.

21 MR. MERCHAND: October.

22 ATTORNEY M. FITZPATRICK: Every month,
23 anybody who does not pay by the fifth business day
24 of that month should be receiving what's commonly
25 referred to as a 30 day notice, which the notice

1 itself is termed a notice to quit and demand for
2 possession and essentially saying: You didn't pay
3 your rent. You have to pay your rent or we could
4 pursue eviction action and that doesn't state the
5 specific monthly charges, but it should show a -- it
6 does show a total amount of rent owed to the point
7 where, if there was a question, the resident would
8 be free to go to the manager and say: Hey, I don't
9 agree with this. What's this amount?

10 COMMISSIONER RUSSO: Okay. So the
11 follow-up question's here because let's talk about
12 the reality of what happens. We, all of us, get the
13 phone call from the resident to say? Hey, I got
14 that notice.

15 ATTORNEY M. FITZPATRICK: Right.

16 COMMISSIONER RUSSO: It says I owe
17 \$12,000. Right? So we, as Commissioners, and we
18 don't have to do it now here, of course, but I think
19 it would be wise for maybe you to send out a memo,
20 Director, from you or from you, Matt, for a process
21 for us in how we handle that, right? Because now I
22 get it twice, right? I got it as a Commissioner and
23 I get it as a Councilman as well. So that would be
24 extremely helpful to me to say, okay, no problem,
25 don't panic. This is what you need to do, whether

1 that's getting to Frank, get your agreement put in
2 place, going on, you know, an electronic fund
3 transfer for your rent. Whatever those processes
4 are, we should, kind of, have that in a bullet point
5 memo so that we know what to say when we get the
6 phone call, because we're going to get the phone
7 call, right? So, and that also helps us to kind of
8 achieve the overall goal of getting this number as
9 high as potentially possible, you know, hopefully we
10 could get it to 100 percent, but unlikely, and then
11 just a final question and potentially comment here
12 is, you know, we talked about a lot of the programs
13 and with Barbara's help we had, you know, residents
14 go and --

15 CHAIRWOMAN REYES: We still have.

16 COMMISSIONER RUSSO: Yeah, and they
17 could apply for these different programs. Whether
18 they qualify or not is determined by those
19 individual programs, but is there a program we, as a
20 Housing Authority, could apply for the outstanding
21 money? Where we're going and saying: Hey, we have
22 all these residents that are behind on their rent,
23 and this is going to become bad debt for us. Can we
24 apply to your organization for grant money for
25 whatever it may be, so that it's directly paid to

1 the Housing Authority rather than through the
2 individual tenant?

3 CHAIRWOMAN REYES: That's a grant,
4 right?

5 COMMISSIONER RUSSO: Yeah, it would be
6 a grant. And I know there are organizations out
7 there that do things like that with PSE&G or water
8 utilities or sewage authorities. They may -- this
9 Authority may qualify for stuff like that, I think
10 it's something that we should look into because the
11 goal here is to get to a hundred percent.

12 EXECUTIVE DIRECTOR RECKO: That's
13 right.

14 COMMISSIONER RUSSO: Right. We're
15 trying to raise all the money we can out of what's
16 outstanding.

17 EXECUTIVE DIRECTOR RECKO: We don't
18 want to evict anyone.

19 COMMISSIONER RUSSO: Right.

20 EXECUTIVE DIRECTOR RECKO: We don't
21 want to.

22 CHAIRWOMAN REYES: You have to look at
23 these agencies that provide that service. So you
24 have to look at the agencies that receive the money,
25 whether it's from the federal government or the

1 state to -- for rental assistance specifically, and
2 then see if they are allowed to have a sub-grantee
3 that they can provide that money to. Obviously, we
4 would have to provide them reports and so forth on a
5 monthly basis, but that's usually how it works. So
6 the main agency gets the grant, and if it's written
7 in their grant that they are allowed to subcontract
8 other agencies, that could be a way in for us to be
9 a subcontractor, and they would actually hit --

10 COMMISSIONER RUSSO: And that could go
11 to Commissioner Impastato's point of saying to the
12 tenant: Hey, we're going to forgive. Meanwhile
13 we're not really forgiving anything, right, we just
14 know we got it from a grant and we apply that across
15 the board, but now to that individual, that's less
16 money that they have to come up with in a repayment
17 kind of plan.

18 ATTORNEY M. FITZPATRICK: And you hit
19 on the -- my only comment that I was going to have
20 on that suggestion is you have to be very careful
21 about how that money is allocated.

22 COMMISSIONER RUSSO: Without a doubt.

23 ATTORNEY M. FITZPATRICK: And make sure
24 that it's done fairly evenly.

25 CHAIRWOMAN REYES: Usually with those

1 grants there are documents that are mandated, there
2 is a lot, a lot of backup. I mean, these managers
3 here can tell you we've been working with the county
4 and the amount of documentation that they require
5 and not only that you submit, but then they come
6 back and say: No, this is not good enough, we want
7 this also. So it is, it takes a lot of work. It's
8 a lot of work and it's a lot of paperwork, but at
9 the end of it, I guess, you know, it works because
10 it helps our residents.

11 ATTORNEY M. FITZPATRICK: And one thing
12 I will point out, and I'm sure Madame Chair knows
13 more about this than I ever will. In my experience,
14 if you do have somebody like the county or somebody
15 else who is receiving these funds, they're going to
16 want to have a very strong say over where that goes.

17 CHAIRWOMAN REYES: Yes.

18 ATTORNEY M. FITZPATRICK: So it's
19 certainly worth pursuing whether or not this is
20 possible. I have my doubts over whether we'd be
21 successful, but that doesn't mean you don't try.

22 COMMISSIONER FORBES: So, of course.

23 MR. MERCHAND: Yes.

24 COMMISSIONER FORBES: So the folks who
25 are outstanding, are they paying their rent

1 currently or they're still not paying rent?

2 MR. MERCHAND: No. So they're not
3 paying their rent or are in a repayment.

4 COMMISSIONER FORBES: Wow.

5 COMMISSIONER IMPASTATO: So --

6 MR. MERCHAND: That's a double whammy.

7 COMMISSIONER IMPASTATO: Under AG,
8 column AG, it says zero.

9 MR. MERCHAND: Zero, right. The senior
10 buildings might not -- don't have any repayments.
11 We did the effort with HOPES and we're getting some
12 checks in. So hopefully we enter into some
13 repayments because there are no repayments as of
14 right now.

15 COMMISSIONER IMPASTATO: This row is
16 number of household with a balance, right? Just at
17 the bottom here?

18 ATTORNEY M. FITZPATRICK: So I wasn't
19 involved in preparing this spread sheet, but just to
20 provide a little authority, I think, on what Frank
21 is trying to say is, there was an effort with HOPES
22 and with the County to try and focus on the senior
23 buildings to get people direct assistance from the
24 County through the senior buildings. So I think
25 what Frank is trying to say, correct me if I'm

1 wrong, is that the repayment agreement process
2 hasn't exactly started in earnest there yet because
3 people are still waiting to see exactly where they
4 stand with the County.

5 MR. MERCHAND: And I will were the
6 senior buildings in next month.

7 COMMISSIONER IMPASTATO: No, no, I
8 know, but it says \$28,000 of outstanding rent, but
9 then at the bottom where it says --

10 MR. MERCHAND: It doesn't have a number
11 of people outstanding.

12 COMMISSIONER IMPASTATO: It says number
13 of households with a balance is zero.

14 (Simultaneous crosstalk.)

15 MR. MERCHAND: Right. I left that out
16 right now. We have the outstanding. Some checks
17 are coming in, so I didn't have that information at
18 my fingertips, so I don't want to give you a number
19 that wasn't true.

20 CHAIRWOMAN REYES: What was happening,
21 Andrew, is that when the County came down, they
22 actually obtained the documents themselves. It's
23 such an easier -- and easier process for them to
24 process than when we processed it because then they
25 have to come through us, we have to go back to the

1 client, and back and forth. So when it's directly
2 through them, it made it a lot easier and a lot
3 quicker for them to get their --

4 MR. MERCHAND: But still it doesn't
5 answer, to your point, why no repayment's happening.
6 They got the same letters that the public housing
7 got, right? And why did some AMPs get more than
8 others? It's the families that came in. I'm not
9 going to say specifically this is something do to
10 directly with the managers. This is more the
11 families that received letters, they responded to
12 the call. I think that what this next month has to
13 bring is we're all talking about, which is outreach
14 and education to make sure that we get those
15 families in, we'll have the numbers back from the
16 effort that happens from the County.

17 COMMISSIONER IMPASTATO: If you could
18 include also specifically for each one, did you
19 contact them, did you knock on their door, because
20 we have to get aggressive with that, and then also
21 if you could include either percentage, the 60
22 percent of people that haven't repaid, how many
23 units that is, and what the dollar amount for each
24 unit is. So like is it \$12,000 for one unit? Is it
25 a hundred units of less than a hundred? I'd like to

1 see that included like a column.

2 COMMISSIONER FORBES: But that should
3 be a rolling number because we're not collecting
4 rent anyway. So that number is not going to be a
5 stagnant number, it's a rolling number. That number
6 is going to continuously change because we not
7 collecting rent.

8 MR. MERCHAND: But I do want to -- and
9 thank you for bringing it up.

10 The first sign of hope that we got was
11 these repayment agreements that we entered into,
12 right now the number's so high because it was mostly
13 the people who had the bigger balances, which also
14 means they're the people with the higher rent. So
15 when those families went into a repayment, it
16 stopped the bleeding that happens from the
17 month-to-month total number that kept growing. So
18 that number was growing. So in 2021 it was 700,000.
19 At the end of '22 we're at a million four. For the
20 first month in October, that number stopped, stopped
21 growing at the rate that it did, and in the month of
22 November it almost became nothing, which means those
23 families that enter into repayments are making a
24 repayment payment plus they're paying the rent,
25 because we can't accept your repayment rent unless

1 you're paying rent. So that is the -- there's a lot
2 of hidden goodies that come out of that, but I will
3 keep expanding on this.

4 COMMISSIONER IMPASTATO: My last
5 question is financially where does this leave us in
6 our hardship category and status? I mean, how, if
7 we're half a million dollars loss of rent, you know,
8 where does that put us on the balance sheet?

9 EXECUTIVE DIRECTOR RECKO: Well, first
10 of all, it puts us in the same spot that so many
11 housing authorities are across the country. It's
12 our -- I mean, we're always balancing that budget,
13 between the level of funding we're getting and the
14 amount of money we're coming in, we're always making
15 that decision. Can we hire more maintenance guys?
16 No, we got to hold off for -- until this money
17 starts flowing in. We're always dealing with that
18 issue.

19 COMMISSIONER IMPASTATO: The only
20 problem is we're like the bad boy, right? We're
21 like the person that, like, overspent the credit
22 card. So we're not in the same boat as all these
23 other housing authorities. We're in financial
24 hardship. So we have to get really aggressive with
25 these people and we have to wait outside their house

1 and, like, you got to knock the doors. And then
2 understand there has to be to a plan financially
3 where if that money doesn't come in, you know, what
4 are we doing? Are we slashing jobs? Are we -- you
5 know, what are we doing to make up that money?

6 EXECUTIVE DIRECTOR RECKO: Well, we're
7 past that trough now. Hopefully we're turning that
8 corner now, right? Because we're spent the last
9 coupe of years and I understand some people have
10 said you need to hire more maintenance guys, you
11 need to do that, and we've had to say, yes, I'd love
12 to hire five more maintenance guys, but I just don't
13 have the funds to do it. So we're hoping as this --
14 we go into 2023 and we start to see this income, we
15 start to say, okay, we can hire an extra guy to
16 clean the buildings. We can hire an extra
17 contractor to come in and make a contract to do
18 those floors. So we're looking at it monthly on
19 what we can afford to do. Now, we got to
20 understand, too, that our basic reserves have been
21 low for ten years. So we need to build up those
22 reserves. So I'm always looking at it, how much can
23 we add at the end of the year back to reserves and
24 how much we can spend for more staff, how much can
25 we spend for more things that we do day-to-day.

1 COMMISSIONER IMPASTATO: And what's
2 subcommittee helps you with that?

3 EXECUTIVE DIRECTOR RECKO: Finance.

4 COMMISSIONER IMPASTATO: Finance, okay.
5 So maybe at the next finance subcommittee we can,
6 kind of, dive into that.

7 EXECUTIVE DIRECTOR RECKO: Sure can.

8 COMMISSIONER IMPASTATO: And help you,
9 you know, to stay on track because it's a daunting
10 task.

11 EXECUTIVE DIRECTOR RECKO: Yeah,
12 because, you know, our fiscal year ends in
13 September, the end of September, so now those final
14 numbers for last year are going to be coming in,
15 because it takes them two or three months to make
16 that happen, go through that cycle, so we can do
17 that at the finance committee probably January.

18 COMMISSIONER IMPASTATO: Great. Okay.

19 CHAIRWOMAN REYES: I have a question
20 because there's a resident that's dealing with this
21 situation. So the individual is a homemaker and I
22 don't know if many people know, when you're a
23 homemaker, your hours vary. So one week you can
24 have a full-time position, which is 40 hours and the
25 next week one of your patients is in the hospital

1 and you're working and you're only working 20 hours
2 a week, and so during the whole Covid situation,
3 they submitted the information with their lease of
4 what they were making at that time, so they
5 submitted their paystubs, they submitted their
6 lease, they were given the amount that they had to
7 pay, and that's what they paid.

8 So what happens now? The meantime they
9 go back to getting again 40 hours one week, 20 hours
10 another week, and so forth. How does it work for
11 these residents? Because honestly does this
12 residential go every week and say: Well, this week
13 I'm making 40 hours. This week I'm making 20 hours.
14 This week -- like, how does that work? It's not
15 fair to the resident and I don't understand how
16 management would be able to handle that.

17 So how does that work?

18 MR. MERCHAND: So we have a few
19 different types of work -- types of jobs that create
20 that scenario. It is on the families, though, to
21 come to us with their changes. So if it's that big
22 of a fluctuation, they should be speaking with their
23 manager. We can make a change monthly. We really
24 can. There isn't that many people that are going to
25 be in that situation.

1 CHAIRWOMAN REYES: Well --

2 MR. MERCHAND: As long as we
3 communicate with them, we can change it.

4 CHAIRWOMAN REYES: And that's great,
5 but what happens when this person incurred that
6 during Covid and no one was getting back to anybody?

7 EXECUTIVE DIRECTOR RECKO: We were
8 there.

9 CHAIRWOMAN REYES: Right. But this
10 happened, it happened. And it was happening and we
11 can't ignore, because I'm a resident here and have
12 been a resident for many years, before even I sat on
13 this Board, during Covid we were not getting
14 responses back from all management, and I'm not
15 saying -- you know, I'm not picking on a specific
16 manager, I'm just saying that, yeah, there may be a
17 manager that was, you know, answering residents
18 back, but maybe my manager was, but her manager
19 wasn't or his manager wasn't and that was a problem
20 and now the resident's sitting back saying: How do
21 I owe \$12,000 rent if I was submitting what I could
22 because during Covid you guys did accept it via
23 e-mail and so if they did submit it and it wasn't
24 entered into the system, how does that now become
25 part of the resident's fault?

1 EXECUTIVE DIRECTOR RECKO: Well, I
2 think --

3 CHAIRWOMAN REYES: And I think --

4 EXECUTIVE DIRECTOR RECKO: -- they
5 could argue with that, but the basic premise is you
6 need to pay 30 percent of your income for rent and
7 utilities, and it's our job, when it's reported to
8 us, to track that, for sure. But if you didn't
9 report it as a resident, you know, if your income
10 doubled and you didn't send your manager an e-mail
11 saying, hey, my income just doubled, so my rent has
12 to go up, you know, that's some responsibility of
13 the resident as well, you know, and to know that
14 your income went up so you need to -- you may have
15 needed to put that money aside, but --

16 CHAIRWOMAN REYES: Is there any way
17 that we can prorate it, kind of?

18 EXECUTIVE DIRECTOR RECKO: -- federal
19 law says you need to pay 30 percent of your income
20 for rent and utilities.

21 MR. MERCHAND: So I wanted to give you
22 an example. A tenant comes in with all their
23 paperwork and they give it to a manager, no matter
24 who it is. Manager, we're all human, we can make a
25 mistake. Let's say it did not get done or it got

1 done wrong and a year goes by. At the end of the
2 day, no matter whether it was the tenant who didn't
3 report it or the manager who made the mistake, what
4 he said is what counts at the end of the day. It's
5 30 percent. So we can fix everything with your
6 taxes. Ninety-five percent of the people that come
7 to me with an issue, it's not what you're saying,
8 it's the other way around. They have \$30,000 more
9 than what they reported. It's not that they didn't
10 tell us.

11 COMMISSIONER RUSSO: So what you're
12 saying is it could be rectified year over year with
13 a tax return.

14 MR. MERCHAND: Correct. So that's what
15 I was getting at. For people who have fluctuating
16 incomes, we could to be -- like, for example, Uber
17 is a big thing right now. All these, like, services
18 that change, that fluctuate, so one thing that we
19 can do is we could always take your last year and
20 you would always be one year behind, and they would
21 always be fair. You pay what you made last year.
22 Now, next year your pay what you made this year and
23 the following year like that to make it a hundred
24 percent, we don't have to guess. So we can get
25 close enough, and then if it's a big disparity with

1 somebody, we can do that. We can say to somebody we
2 will go year or year for you because we've seen the
3 fluctuations for you, so that you only pay what you
4 want. Another example are some crossing guards or
5 people that work for the school. They only work ten
6 months. So those families have different choices,
7 that could be whether we split what you make over 12
8 months and then you pay an even amount or you pay
9 higher when you're in school and you pay nothing in
10 the summer. So there is flexibility in how we
11 calculate that, but at the end of the day bottom
12 line is this: When we get to the end of the year,
13 whatever is on your taxes, that's why when we enter
14 into repayments or we're talking about anything that
15 has to be a discrepancy of income, before we talk,
16 let's just look at your taxes. If your taxes,
17 whatever your taxes show, it is what we should have
18 used, and if it was more or less --

19 COMMISSIONER RUSSO: You'll adjust.

20 CHAIRWOMAN REYES: But you have in the
21 information that you're getting through your --

22 MR. MERCHAND: No, we get paystubs. We
23 don't necessarily get tax returns.

24 CHAIRWOMAN REYES: But I'm saying your
25 IEV, your income verification system is actually --

1 MR. MERCHAND: No, no, we see it.

2 (Simultaneous crosstalk.)

3 COURT STENOGRAPHER: You're both
4 talking at the same time.

5 MR. MERCHAND: Oh, sorry, sorry.

6 ATTORNEY M. FITZPATRICK: And one
7 thing, and I think -- I think I understand what
8 you're getting that, Madame Chair. If there are
9 people who were submitting their documentation, say,
10 by e-mail, through Covid and they didn't get a rent
11 adjustment, they didn't get a response, I don't want
12 to put words in your mouth, but I would think that's
13 something, if they have proof of that. I mean, if
14 they have copies of the e-mails, which I know you
15 don't necessarily always have.

16 CHAIRWOMAN REYES: You do.

17 ATTORNEY M. FITZPATRICK: But I mean in
18 a lot of cases you would. If you have those, that's
19 certainly something that they should bring in when
20 it comes time to discuss a repayment agreement. I
21 would think that that's something that the Authority
22 would consider in terms of whether a rent adjustment
23 is.

24 CHAIRWOMAN REYES: Warranted.

25 ATTORNEY M. FITZPATRICK: Warranted,

1 right.

2 Now, if they can say, hey, I told you
3 this every month for six months and nothing was
4 done, then I would think that would be something
5 that the Housing Authority would revisit and would
6 try and work with the resident on.

7 CHAIRWOMAN REYES: Okay. Thank you.

8 ATTORNEY M. FITZPATRICK: So that is
9 not -- and I understand why somebody would get
10 sticker shock, say I owe \$12,000, and not want to
11 come in, not want to do anything about it, but and
12 the most important thing here, and this is -- goes
13 back to a question Commissioner Impastato asked,
14 word of mouth, is people who have entered repayment
15 agreements and who have worked with the Authority
16 telling people, and I understand that could be a
17 slow process, but the idea to tell people, hey, if
18 that's the case, don't think that doesn't mean
19 you're -- that means you're on the hook for \$12,000.
20 If you have proof that you told the Housing
21 Authority and nothing was done, bring it in. Go
22 meet with them. Worst that could happen is you walk
23 out of there without a repayment plan.

24 CHAIRWOMAN REYES: Well, I told the
25 resident to apply for the assistance, see how much

1 they can get, and then, obviously, go to the
2 management and see what they can do as far as a
3 payment, repayment plan. So, I mean, that's what I
4 tell them, but again, like this is things that are
5 happening. These are residents that live in our
6 buildings that do go through this that don't have,
7 you know, the steady income, the 40 hours a week,
8 or -- so I think we also have to deal with that.

9 ATTORNEY M. FITZPATRICK: And part of
10 that is, I think, getting the word out there that
11 that's something the Housing Authority is willing to
12 sit down and talk to you about, and I understand
13 that there might be some distrust on the other end
14 from years of experience, but the alternative to
15 that is -- I mean, the alternative to that is a
16 complaint is going to be filed and nobody wants that
17 to be pursued to its conclusion. So just to get the
18 word out there, hey, if that's the case, get all
19 your facts together and sit down and talk about it,
20 and let's see what we could figure out.

21 EXECUTIVE DIRECTOR RECKO: We want to
22 get that word out in any way we can, that we're here
23 to talk.

24 COMMISSIONER RUSSO: And to that point,
25 I was going to ask the question. I mean, like, for

1 me specific to CCG, right, I'm also the Councilman
2 that represents those buildings. So in a situation
3 where, if I'm doing something in that capacity as a
4 Councilman, I'm holding an event there or I'm --
5 whatever it may be, right? Is it okay for me, as a
6 Commissioner, to say to residents: Hey, by the way,
7 you know, as a Housing Authority we're trying to
8 provide this assistance through repayment program
9 for a back rent. Can I kind of tell them and, kind
10 of, guide them and because I don't want to -- I
11 don't want to find myself in a situation where I'm
12 doing that, but I shouldn't be, right? Because,
13 again, I got to wear two hats, so I always want to
14 know where I really should be. Again, if you don't
15 have the answer now, you could always let me know
16 off line.

17 ATTORNEY M. FITZPATRICK: And that's an
18 Authority issue in terms of am I giving the answer
19 in your capacity as a Housing Authority
20 commissioner?

21 COMMISSIONER RUSSO: As a --

22 ATTORNEY M. FITZPATRICK: Am I giving
23 you the answer in the capacity as a City Council
24 President?

25 COMMISSIONER RUSSO: Yeah, I want it

1 from the perspective of the Housing Authority
2 Commissioner. Am I overstepping as a Commissioner
3 to, kind of, almost do administrative work in this
4 sense, right? In my opinion, I'm just informing
5 someone of something, right? So I just want to make
6 sure of that, if I am telling somebody --

7 ATTORNEY M. FITZPATRICK: And that may
8 be where you're questioned about a memo where some
9 guidance would come in. Now, if that is done, and
10 I'd be happy to do that --

11 COMMISSIONER RUSSO: Please.

12 ATTORNEY M. FITZPATRICK: -- or the
13 Director on that, but if that is done and you're
14 essentially referring to that and giving people that
15 guidance, I mean, from a Housing Authority
16 standpoint, I'm not getting into your role as a --

17 COMMISSIONER RUSSO: No, no, I get it.

18 ATTORNEY M. FITZPATRICK: I would think
19 that's totally appropriate. If you're towing the
20 company line essentially, you're giving everybody
21 the same answer that any other Commissioner could.
22 I think that's totally --

23 EXECUTIVE DIRECTOR RECKO: And as
24 the Executive Director, I'd like to reinforce that,
25 but I'd also like to add one more thing. Call us

1 and make an appointment. We meet with seven to
2 eight residents a week easily, sometimes ten to 12
3 residents a week. And we work out those issues.
4 Come on in. We'll work at that issue with you. If
5 you're not happy sitting down with your manager, sit
6 down with manager Frank. If that doesn't work, sit
7 down with me. And I think Commissioners need to say
8 that. If you have an issue, here's Recko's cell
9 phone number. Go ahead. Better yet, stop by the
10 office and fill out one of those little forms.
11 We'll make an appointment with you. We'll sit down
12 with anyone that has an issue or has a problem.

13 COMMISSIONER RUSSO: Okay.

14 EXECUTIVE DIRECTOR RECKO: And assure
15 them, you know, I think your jobs on so many things
16 as a Board is to funnel folks back to us, because
17 we're the ones that have to sit with them and make
18 it happen. And again whether it be a program
19 somebody wants to put on or whether it's a rent
20 issue, go back to the staff. Many people will go to
21 you and they haven't come to see us yet.

22 ATTORNEY M. FITZPATRICK: And one last
23 thing that I'll add, I don't want to belabor the
24 point, I know it's getting late, but since we've
25 been representing the Authority, the Authority's

1 position is no in-house repayment agreements. Any
2 agreement you sign has to be as a result of a
3 complaint filed and a court action. Obviously, the
4 Housing Authority understands the circumstances and
5 that's not what's happening here. So it sounds like
6 a minor point, but to me that's a little bit of
7 evidence of the Housing Authority's willing to work
8 with you here. I mean, we don't want to go to
9 court. We don't want to have to file a complaint.
10 We don't want to pay for the complaint. We don't
11 want to pay the lawyer to have to go to court for
12 the complaint.

13 COMMISSIONER IMPASTATO: Does this
14 include late fees?

15 MR. MERCHAND: No.

16 COMMISSIONER IMPASTATO: Are those
17 people also paying late fees.

18 MR. MERCHAND: If they're seniors, they
19 wouldn't, but if they're not seniors, they are
20 accumulating late fees.

21 EXECUTIVE DIRECTOR RECKO: We did waive
22 late fees over the pandemic period, so those
23 wouldn't have been like the back charges forever.

24 COMMISSIONER IMPASTATO: Just now going
25 forward.

1 ATTORNEY M. FITZPATRICK: And your
2 Authority did waive -- and this, I'm okay with this,
3 I'm not judging, did waive the late fees longer than
4 was legally required as a courtesy to people who
5 were in tough times.

6 COMMISSIONER RUSSO: Okay.

7 MR. MERCHAND: I think this covered the
8 biggest selling point is the zero percent interest
9 loan, is what this is, zero percent.

10 COMMISSIONER SEITZMAN: I think during
11 Covid I think we were really trying to be sensitive
12 to the residents, and I think the Board did say, I
13 know I said once, I may not have said it all the
14 times, but we did say it would have to be paid back,
15 but they wanted to be -- to try to take away the
16 late fees to try to tell people about the programs,
17 try to tell people about the funding, because we
18 were in such a crisis, we did not want people to
19 think they were going to be evicted during that time
20 or ever, but especially during that time.

21 CHAIRWOMAN REYES: I also want to state
22 that unfortunately what happened in the Housing
23 Authority was individuals were going around saying
24 that you don't have to pay rent, that it will be
25 forgiven, and that was absolutely false. And

1 unfortunately that came from advocates, you know,
2 out in the community that were doing that, and put
3 us in a situation where it was false, and I'm saying
4 it as a resident because I've heard it as a
5 resident, not as a Board Commissioner. So the false
6 information that was given out to the residents of
7 the Housing Authority, provided to -- because we all
8 know the best way to get the word out is by word of
9 mouth, right? So she said, you said, I said, right?
10 So that's what happened. They went out there, they
11 said you don't have to pay rent. That's spread to
12 you the entire Housing Authority and where we messed
13 up is that we didn't correct that.

14 COMMISSIONER SEITZMAN: Correct.

15 CHAIRWOMAN REYES: That was our error
16 and I think we need to take responsibility for that.

17 COMMISSIONER FORBES: Yeah, we had at
18 the shelter, we had a lot of folks show up on our
19 doorstep for the same reason looking for rental
20 assistance, and we're like, you know, that's not
21 what we do. Well, they told me that I didn't have
22 to pay my rent, so I found that to be very strange
23 that a whole slew of folks, not one or two, I'm
24 talking in droves were coming in weekly with
25 eviction notices like, hey, I don't know why I'm

1 being evicted. Well, you didn't pay your rent for
2 two years. So we dropped the ball.

3 COMMISSIONER SEITZMAN: For sure. I'm
4 not saying we didn't drop the ball, I'm just saying
5 during that time we were trying to be super
6 sensitive, just going on 2020. Not saying we didn't
7 drop the ball, just trying to say we were trying to
8 be sensitive at that time.

9 CHAIRWOMAN REYES: Okay. Director?

10 EXECUTIVE DIRECTOR RECKO: Are we back
11 to my report.

12 COMMISSIONER RUSSO: Good discussion.
13 Oh, I thought you were done.

14 EXECUTIVE DIRECTOR RECKO: The
15 maintenance report, just a couple, I'll be quick
16 here. I'm getting right at the end.

17 The maintenance report. I did put our
18 attachment on major maintenance plumbing projects,
19 and if you'll see that at the very bottom, it does
20 mention that there was a major water line break that
21 was brought up earlier. That water line break was
22 fixed within 48 hours, no one went without water,
23 and it was fixed in 48 hours, and to say that it
24 took forever --

25 CHAIRWOMAN REYES: Exactly.

1 EXECUTIVE DIRECTOR RECKO: -- I must
2 say is absolutely false because, and you know, the
3 city does not fix that. We fix that. That is our
4 job to do. We bring in a private contractor, within
5 40 hours we had a backhoe out there, and we were
6 doing that, so, and we had to meet with the Office
7 of Emergency Management. So again some things you
8 here out there --

9 CHAIRWOMAN REYES: Are not true.

10 EXECUTIVE DIRECTOR RECKO: -- it was
11 not done forever. Just, excuse me.

12 So because our maintenance guys work
13 hard, and we are responsive. When we are called,
14 our maintenance folks respond. We're not perfect,
15 but I'll tell you you go in the private sector and
16 try to get somebody out there at one in the morning,
17 and we're out there, we're out there working all the
18 time, so I have the greatest respect for our
19 maintenance department. Are we perfect? Can we do
20 everything? No. But I think they do a great job.

21 Our unit special profits are also one
22 of your attachments. I did, I think, seven or eight
23 this past month. We are close to the completion on
24 the carbon monoxide detectors in all the units. We
25 are still working on getting that panic bar release

1 over at Mama Johnson Field, but we're almost there.
2 We've been working hard on our snow removal
3 equipment and our boiler systems, and we will be
4 rebidding our laundry facilities in very short
5 order.

6 We are working in finance on closing
7 out our HMFA, as I mentioned before. That's that
8 \$13 million loan grant that's being forgiven.
9 That's a lot of work on finance. They've been
10 really keeping their nose to the grindstone on that.

11 And Housing Choice voucher budgets for
12 project-based vouchers and contract management, and
13 Daniel, if you want to say a thing or two about
14 resident services, then I can really be done,
15 wherever Daniel is hiding.

16 COMMISSIONER RUSSO: He's here.

17 EXECUTIVE DIRECTOR RECKO: There he is.

18 COMMISSIONER FORBES: Abbreviated
19 conventioner, my brother.

20 MR. PEREZ: Yes, yes. Definitely,
21 definitely.

22 So hello, everyone.

23 COMMISSIONER RUSSO: I love you.

24 COMMISSIONER SEITZMAN: Oh, boy.

25 MR. PEREZ: This is a snapshot, just

1 like every month. So as you know, the end of the
2 year we look back. Thank you, all of our
3 organizations that work with us to provide services
4 and support and resources to our community. So just
5 brief list, I wanted to recognize HOPES, Amazing
6 Truth Society, Community Lifestyles, Hoboken Public
7 Library, and many others that support us throughout
8 the years. So thank God for those organizations
9 that help resident services, provide to our
10 community.

11 Now, moving forward. We are in the
12 holidays, right? So we're in the holiday spirit.
13 We're going to celebrating. So Saturday we're going
14 to be at our winter wonderland event at the Annett
15 Braxton Community Courtyard. So please join us.
16 That starts at 4 p.m. It's going to be an amazing
17 event. A lot of organizations are going to be
18 joining us and we're to have a toy giveaway for all
19 of the our families.

20 And then we hit our senior buildings
21 with our amazing family luncheons. So the 14th
22 we're going to at Monroe, 15th we're going to be at
23 Fox Hill, the 16th we're going to be 220 Adams,
24 right here, and on the 17th we're going to be at
25 Christopher Columbus.

1 So thank you so much. And that's my
2 report.

3 CHAIRWOMAN REYES: I want to add
4 to Danny's snapshot and, Danny, I have to e-mail you
5 on this, but on the 21st HOPES is having our senior
6 game day. It's going to be from 1 p.m. to 4 p.m.
7 This time we are doing it at our location at 301
8 Garden Street. We will do our best to get
9 transportation for the seniors that want to go
10 there, so that's going to be during the day for
11 seniors from one to four, you know, they enjoy it.
12 Last time we did nails, we did hair. They had an
13 amazing time, and then in the evening --

14 COMMISSIONER RUSSO: My hair came out
15 great that day.

16 CHAIRWOMAN REYES: -- we're going to
17 have the children's game night, which will be open
18 to the entire community, including the Housing
19 Authority, and again that's from six to eight and
20 everyone is invited.

21 MR. PEREZ: Thank you. Please send me
22 that.

23 COMMISSIONER RUSSO: One other thing
24 you didn't -- and this might be my fault, because I
25 don't know where I am all the time, but if you can

1 get back to me with the size of that.

2 MR. PEREZ: Oh, with the size, 65.

3 COMMISSIONER RUSSO: Let's see what we
4 could do.

5 MR. PEREZ: That's a request from
6 Mr. Davis.

7 COMMISSIONER IMPASTATO: Did we ask the
8 City of Hoboken if we could do the winter wonderland
9 in the gym?

10 COMMISSIONER RUSSO: So --

11 EXECUTIVE DIRECTOR RECKO: No.

12 COMMISSIONER SEITZMAN: It's not
13 supposed to rain.

14 EXECUTIVE DIRECTOR RECKO: And the idea
15 behind this was to have an outside event.

16 COMMISSIONER SEITZMAN: Right. May I?

17 EXECUTIVE DIRECTOR RECKO: Go on.

18 Yeah. Go ahead, you may.

19 COMMISSIONER SEITZMAN: The winter
20 wonderland was a combination of kicking direction
21 from the members of the Housing Authority who are
22 we -- work closely with, which is the McDonald
23 (phonetic) family, and if you remember during 2020 I
24 handed out -- Barbara saw me -- I handed candy canes
25 to everybody in the community. They missed the idea

1 of community, of being in the courtyard, and they
2 see the housing. We wanted to do something for
3 housing residents and invite the community. So
4 we -- and so last year everybody brainstormed,
5 family hood became -- I did not choose the name of
6 family hood. The family hood organizers choose the
7 family hood. As somebody, as the Chair of the
8 Resident Services Committee, and somebody who plans
9 events all over Hoboken, they asked for me to join
10 them. It's not a one or the other. It's a 50/50,
11 hundred percent the same team. So it is their name.
12 It is our event together, planned together, it's a
13 way to bring the entire community. We have -- we
14 asked -- we sent e-mails and letters to everybody.
15 All of the religious organizations got e-mails, all
16 of our community partners got e-mails. It is very,
17 very hard to pick a date. It is very, very hard to
18 find a date to accommodate everybody. We tried one
19 day one last year, we're trying Saturday this year.
20 We have a lot of people coming. We have the public
21 schools coming. We have members of the community.
22 More important, we have residents coming to see,
23 participating. We have other groups outside coming
24 to bring hot chocolate and I apologize, I would love
25 to sit down, maybe Mr. Russo, Commissioner Russo can

1 explain to Ms. Waiters the situation, what we're
2 trying to do, how it's not -- it's really supposed
3 to be for everybody to come and enjoy.

4 COMMISSIONER IMPASTATO: No, I get -- I
5 understand all that. I just -- as someone who was
6 there last year handing out stuff, it was freezing,
7 and, like, the poor kids are like shivering. So I
8 just think -- I know you want to get something on
9 the property, but that gym is right there at 70
10 Jackson. Like, they just had a boxing match in
11 there. Let's ask them if we can get in there and,
12 like, the kids now are warm and, like, walking
13 around and it's an indoor winter wonderland, I
14 think, and not a 25-degree shivering moment. I
15 don't know if that's -- I think that's pretty
16 rational.

17 COMMISSIONER RUSSO: So if I can add a
18 couple of things: One, I don't totally disagree
19 with you. I think having the option of both indoor
20 and outdoor and that gym is actually really cool
21 because that gym actually opens to the outdoors,
22 right? So we maybe able to do doing something where
23 we're on our own property and the City property.

24 COMMISSIONER IMPASTATO: That's close
25 enough.

1 COMMISSIONER RUSSO: To that point,
2 last night at our Council meeting, we approved a
3 first reading of our ordinances to kind of mandate
4 how the City allocates public spaces, whether that's
5 gym spaces, field spaces, park spaces things like
6 that. I advocated in our committee meetings to make
7 sure that the Housing Authority was not only
8 recognized specifically, but that we were the second
9 in line, only second to the City of Hoboken, so that
10 we have preference over anyone else, including the
11 school system, for use of that City properties and
12 parks.

13 COMMISSIONER IMPASTATO: Great.

14 COMMISSIONER RUSSO: So meaning that
15 when we want to do things like that, if the City is
16 not having an event there, we're up, right? We're
17 in the -- we're on deck. So we have that ability,
18 God willing, that will pass on second reading. I
19 don't see any reason it won't, but that puts us in
20 second in line for any of the properties for use of
21 those properties.

22 On that note, Director, while we're
23 talking about it, I've talked to you a little bit
24 about this privately, about the use of Mama Johnson
25 Field. I think we, as an Authority, should also

1 follow suit and kind of create the same type of a
2 policy where anything, after Housing Authority use,
3 there's a hierarchy. So we know that if it's the
4 school system and the City of Hoboken versus a
5 nonprofit organization that would like to use our
6 facilities versus a for profit organization, right?
7 So the City, and I could most certainly get you the
8 draft of the ordinance from the City, so we could
9 look at that, but I continue to get requests about
10 Mama Johnson Field specifically because, at least
11 what's been reported to me, and I haven't seen this
12 yet in the agreement, but what's been reported to me
13 is that there's a violation to having that locked
14 because of our agreement with the City, and I don't
15 know that to be true, but I want to make sure that
16 you look into it, because --

17 ATTORNEY M. FITZPATRICK: Okay.

18 COMMISSIONER RUSSO: -- because --

19 COMMISSIONER IMPASTATO: And who has
20 the key?

21 COMMISSIONER RUSSO: Because residents
22 are under the impression that when the City or the
23 Housing Authority is not using Mama Johnson Field,
24 it's supposed to be open to the public. There's a
25 problem there, because, you know, we want to make

1 that we should --

2 ATTORNEY M. FITZPATRICK: Yeah, I think
3 that thought was there was enough demand for the
4 field from people who weren't for profit that it
5 just wasn't available, which is fine. So there is a
6 little bit of that, but it wouldn't be the worst
7 idea to take a look at the ordinance and see if
8 maybe there's something in there that the Housing
9 Authority didn't think of, something we could be
10 doing better, something we may want to say to the
11 City, well, in our experience this is how it works,
12 so that would be great.

13 EXECUTIVE DIRECTOR RECKO: And I think
14 we'll take a look at that agreement, because the
15 problem we've had is when it's open it gets
16 vandalized. If there's no one there, we've tried a
17 couple of times to have folks to say let's have
18 monitors on the field, who wants to volunteer,
19 residence organizations to volunteer to monitor, and
20 it's never panned out. Now, if we just open the
21 gates, you're going to have some issues there, but
22 that's a good conversation to have because we want
23 it opened. We want folks to use it. We want kids
24 to go in there and have pickup games and make that
25 happen, but there's also the other side that that's

1 some expensive turf and all of that business --

2 CHAIRWOMAN REYES: It's getting
3 vandalized.

4 EXECUTIVE DIRECTOR RECKO: -- that we
5 have with the City, so...

6 ATTORNEY M. FITZPATRICK: Yeah, and
7 it's first time I'm hearing of that being a specific
8 question, which I'm happy to look into.

9 CHAIRWOMAN REYES: Could we have the
10 answer at the next meeting?

11 ATTORNEY M. FITZPATRICK: Frankly --

12 EXECUTIVE DIRECTOR RECKO: Sure.

13 ATTORNEY M. FITZPATRICK: -- if the
14 answer is that the City agreement really does say
15 it's supposed to be open at all times, that's
16 something the Housing Authority may want to revisit
17 with the City, because again, that's a -- could be a
18 huge liability issue and if we're saying there's a
19 curfew, certain hours, things like that, that would
20 factor into it as well.

21 COMMISSIONER IMPASTATO: Why don't
22 you--

23 ATTORNEY M. FITZPATRICK: Sorry, I
24 apologize.

25 COMMISSIONER IMPASTATO: -- go to the

1 shorter route. The event on Saturday is going to be
2 held outdoors.

3 EXECUTIVE DIRECTOR RECKO: Absolutely.

4 ATTORNEY M. FITZPATRICK: I apologize.
5 I didn't mean to use the word curfew. Night
6 activity policy.

7 COMMISSIONER RUSSO: I just want to add
8 one last thing --

9 COMMISSIONER SEITZMAN: We've got to
10 change it for next year. This is residents. This
11 what they -- this is what they want.

12 COMMISSIONER IMPASTATO: I hear you.

13 COMMISSIONER RUSSO: I reached out,
14 while we were talking about the rental assistance,
15 to one of my contacts and he just got back to me.
16 There's an organization called New Jersey Shares.
17 They just -- they just did emergency rental
18 assistance in Essex and Monmouth Counties, so they
19 go from federal to county. It's the EA -- ERAP
20 funds, so that may be something we should be looking
21 into.

22 CHAIRWOMAN REYES: We actually work
23 with them, they're our partners, and they don't have
24 funding at the moment.

25 COMMISSIONER RUSSO: Through the

1 county? Through Hudson?

2 CHAIRWOMAN REYES: For Hudson, yeah,
3 they don't have any -- they don't have no rental
4 assistance funding. They had and they were helping
5 and it's --

6 ATTORNEY M. FITZPATRICK: And I think
7 we talked about that at a couple of meetings in the
8 past.

9 COMMISSIONER RUSSO: So I'll -- my
10 contact at New Jersey shares, I will reach back out
11 to him and see if we could work an agreement
12 somehow.

13 CHAIRWOMAN REYES: That would be great.

14 COMMISSIONER RUSSO: Yeah. Great.

15 Thank you.

16 EXECUTIVE DIRECTOR RECKO: Thank you.

17 CHAIRWOMAN REYES: So, Director, in
18 reference to your report, I just have some things
19 that I'd like to point out.

20 The nighttime security policy, we
21 actually approved that last month and I was actually
22 disheartened to see that that was only shared with
23 the residents today.

24 EXECUTIVE DIRECTOR RECKO: And we're
25 sorry for that delay.

1 CHAIRWOMAN REYES: And the fact that
2 this was not discussed at our meeting, at our
3 resident meeting, you know, a lot of the points that
4 we brought up today, these are all bullet points
5 that should be brought up at those resident
6 meetings, so that -- I get it. We're not getting a
7 lot of residents, but the residents that are there
8 are made aware and they can bring the information
9 back.

10 EXECUTIVE DIRECTOR RECKO: We agree.
11 We did want to wait till we distributed, till we
12 talked about it at the resident meeting and then we
13 had some delay in distributing. So it will be
14 discussed at the next round of meetings. Okay.

15 CHAIRWOMAN REYES: And as far as your
16 obsolescence study, I know I reached out to you
17 about this, the entire Housing Authority is going
18 through inspections. So we all got a letter saying
19 that inspections will be this day and this day. We
20 did not know that when these individuals were coming
21 to our -- to the homes or to our homes, that they
22 are taking pictures of every single room that they
23 were entering, you know, as part of the inspection,
24 and, you know, I reached out to you personally and I
25 said I've lived here for so many years and this has

1 never happened where they actually are walking from
2 room to room taking pictures, and I've had residents
3 reach out to me to ask me, well, why is this
4 happening and all I could say is it's mandated. We
5 have to do it through HUD, because at that point I
6 didn't know really what to say, but I think we have
7 to do a better job at communicating with our
8 residents what is happening and why it's happening.
9 So sending a letter saying: Residents, we're having
10 an inspection on this date, is not good enough. Why
11 didn't we just say: Residents, as you're aware, we
12 in the process of redevelopment. As part of the
13 redevelopment we are mandated through HUD to have an
14 obsolescence study which requires us to do
15 inspections of the homes. There's a possibility
16 that they may go in there with cameras and take
17 pictures. Note that this information will not be
18 given with personal information to anyone else,
19 personal, identifiable information to anyone else.
20 Because I'll be honest with you, residents were
21 afraid. They were like: Why are these people
22 coming into my house and taking pictures of every
23 room? And I get it. You guys are -- you guys,
24 we're the owners and we have the right to do that,
25 but if we want to have the residents trust us, we

1 have to have open communication and giving them half
2 the information is not good enough. It's not. And,
3 you know, I'm saying this as the Chair, I'm saying
4 this as a resident, and I think that we have to do
5 better. We have to do better across the board with
6 communication to the residents. And maybe this
7 coming year, that's one of our goals that we set up
8 is better communication with the residents.

9 I also want to point out about the
10 maintenance issue. I know that several individuals
11 in the public have spoken tonight about -- of
12 situations that have happened in the Housing
13 Authority, and they made it seem as if it was
14 disregarded, and that's not the truth. I live
15 there. I see it. I witness it. I get the calls
16 all the time about it.

17 And so, for instance, the holes that
18 are happening in the Housing Authority are happening
19 through the entire Housing Authority. It's not one
20 section, it's not just this building that it's
21 happening to, it's happening to our entire campus.
22 I don't think there's one section of the Housing
23 Authority that doesn't have those huge holes that
24 are happening. I can assure you that maintenance
25 does what they can with the amount of people that we

1 have to make sure that those holes are filled.
2 Unfortunately, our hands are tied. We can't cement
3 it, we can't cement it, right? We've said this a
4 thousand times. So our hands are tied. They go put
5 the dirt today and two days later the holes are back
6 because the rodents are back in there doing the
7 things. So it's really unfair to sit here sometimes
8 and just say that we are ignoring the issues.
9 That's not the case. 560 had a hot water issue this
10 past weekend and within, I would say, less than 24
11 hours, our maintenance people were in there fixing
12 the issue and no one, no one lost water, they had
13 heat, they had hot water. Although it was said that
14 there was no hot water throughout the building, it
15 was not true. I have a family member that lives
16 there, they had hot water, and when the issue was
17 being resolved the next day they did lose water
18 shortly, but I want to say within 23 hours the issue
19 was resolved on a Sunday. On a Sunday. I think we
20 all need to keep in mind that we cannot compare what
21 the City does to what the Housing Authority does.
22 The City, I'm sure, has hundreds of maintenance
23 people that can take care of issues that are
24 happening. If the Housing Authority has five or six
25 maintenance people that can handle these kind of

1 situations, it's a lot, and I think it's really
2 unfair that we don't give them enough credit for
3 what is done, what is done there. They are trying
4 their best, and I am -- I can be their biggest
5 advocate, but I also hold them to the fire and hold
6 them accountable when things aren't done. So I
7 don't want anybody to think that, oh, she's saying
8 it because she's the Chair. No, because I've sat
9 here plenty of times and also called them out when
10 things aren't done properly.

11 So I just want to say to the
12 maintenance, I know it could be disheartening, I
13 want to say to the entire maintenance department
14 thank you, because you have been handling the
15 situations to the best of the ability and thank you,
16 Director, because when you get a phone call, you
17 don't get off of that call or that situation until
18 it's resolved. So thank you.

19 EXECUTIVE DIRECTOR RECKO: Thank you,
20 Ms. Chairman. Thank you again, you guys. They do a
21 great job. Sammy was there Sunday morning, 6 a.m.
22 to make that happen, didn't have to do that, but
23 thanks, Sammy.

24 I think that concludes my report.

25 COMMISSIONER IMPASTATO: Motion.

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COMMISSIONER RUSSO: Second.

CHAIRWOMAN REYES: Resolution.

1 RESOLUTION NO. 2022-12.01

2 CHAIRWOMAN REYES: Resolution No.
3 2022-12.01.

4 Resolution of the Housing Authority of
5 the City of Hoboken to approve the minutes for
6 November 10th regular Board meeting.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 COMMISSIONER SANFORD: Wait, I have a
10 question.

11 CHAIRWOMAN REYES: Yes.

12 COMMISSIONER SANFORD: Is it okay?

13 CHAIRWOMAN REYES: Yes, absolutely.

14 COMMISSIONER SANFORD: So these are the
15 meeting minutes of the last meeting?

16 CHAIRWOMAN REYES: Yes, correct. Of
17 the Board meeting.

18 COMMISSIONER SANFORD: I have a
19 question on resolution to establish the night
20 activity policy.

21 CHAIRWOMAN REYES: Yes.

22 COMMISSIONER SANFORD: That's
23 2022-11.07 for counsel.

24 Approximately how much time was spent
25 on that policy, to prepare it and then bring it

1 before the Board?

2 ATTORNEY M. FITZPATRICK: I mean, it
3 was the subject of two committee meetings. I would
4 say the committee meetings themselves, probably --

5 COMMISSIONER FORBES: About a month.

6 ATTORNEY M. FITZPATRICK: -- about
7 three hours at least.

8 COMMISSIONER IMPASTATO: Yeah.

9 ATTORNEY M. FITZPATRICK: I mean, and
10 then from our end there is a draft in between. I
11 mean, I don't know --

12 COMMISSIONER FORBES: I would say about
13 a month from start to finish.

14 ATTORNEY M. FITZPATRICK: Right. I
15 mean, I think, I mean, if you're talking about our
16 time, there was a significant amount of time put
17 into it. I know the members of the committee put
18 considerable time into it, but in terms of the
19 committee meetings themselves, I would say it was
20 done over the course of two specific meetings
21 totaling about three or four hours.

22 COMMISSIONER SANFORD: Okay. About two
23 meetings, three or four hours over the course of
24 about a month to go over this policy.

25 ATTORNEY M. FITZPATRICK: Right. With

1 plenty of discussion in between, plenty of
2 discussion in between.

3 CHAIRWOMAN REYES: It was about two
4 months.

5 COMMISSIONER FORBES: Hours of
6 discussion.

7 ATTORNEY M. FITZPATRICK: Right.

8 COMMISSIONER SANFORD: Well, that
9 segues nicely into my next question, which is on the
10 meeting minutes this appears as the last resolution.
11 However, there is a missing Board action/resolution
12 that was proposed by the Chair at the end of the
13 meeting, but it does not appear in the minutes.

14 CHAIRWOMAN REYES: That's correct.

15 COMMISSIONER SANFORD: Shouldn't we
16 have that in the minutes?

17 COMMISSIONER IMPASTATO: It should be
18 in the minutes.

19 ATTORNEY M. FITZPATRICK: Yeah, a
20 resolution was adopted and, I mean, a resolution was
21 considered, it should be in the minutes, yes.

22 COMMISSIONER IMPASTATO: So, yeah, we
23 can't vote on it.

24 CHAIRWOMAN REYES: Actually, we had
25 voted on it that night, though.

1 COMMISSIONER IMPASTATO: No, I'm saying
2 we can't approve the minutes until that's put into
3 the minutes.

4 ATTORNEY M. FITZPATRICK: And that's --

5 CHAIRWOMAN REYES: But this is what's
6 adopted, is that in the regular meeting minutes?

7 ATTORNEY M. FITZPATRICK: Well, so that
8 will be in the transcript, but what the
9 Commissioner's pointing out is it should be
10 reflected that Board action was taken one way or
11 another or it was considered one way or another. So
12 that should be reflected in the minutes and that's a
13 valid point. I think it would be appropriate if
14 Commissioner wanted to make a motion to table
15 this --

16 COMMISSIONER SANFORD: There's another
17 question I have --

18 COMMISSIONER RUSSO: Wait, wait.

19 COMMISSIONER SANFORD: Commissioner
20 Russo left before the last resolution was voted
21 upon, and he recorded his vote with the Director, so
22 he is completely, presumably unaware of this
23 resolution.

24 COMMISSIONER IMPASTATO: You were on
25 the phone, weren't you?

1 COMMISSIONER SANFORD: Because the --

2 COMMISSIONER RUSSO: I was on the
3 phone. I participated in all of the discussion and
4 right before the vote, before the official vote, I
5 recognized -- I was recognized and I recorded my
6 vote.

7 ATTORNEY M. FITZPATRICK: On the night
8 activity policy.

9 COMMISSIONER RUSSO: Yeah.

10 ATTORNEY M. FITZPATRICK: On the night
11 activity.

12 COMMISSIONER RUSSO: On that last --

13 COMMISSIONER SANFORD: On the night
14 activity police.

15 COMMISSIONER RUSSO: Yes.

16 COMMISSIONER SANFORD: But not on the
17 resolution that Chair Reyes presented after you left
18 the meeting.

19 CHAIRWOMAN REYES: It was the
20 resolution that if any Commissioner was to put
21 anything out in public that they had to --

22 COMMISSIONER RUSSO: I participated in
23 that --

24 COMMISSIONER SEITZMAN: I thought you
25 were here.

1 COMMISSIONER RUSSO: -- in that
2 conversation.

3 COMMISSIONER SANFORD: You did? I
4 didn't hear.

5 (Simultaneous crosstalk.)

6 COMMISSIONER RUSSO: I was on the
7 phone, so I wasn't an active participant in every
8 word, but I participated in that conversation about
9 it and I registered my vote before I got off the
10 phone.

11 COMMISSIONER SANFORD: And what was
12 your vote?

13 COMMISSIONER SEITZMAN: I think because
14 I was part of the -- I heard you because I was
15 closest to the TV, so I could vouch for that.

16 COMMISSIONER IMPASTATO: He asked what
17 your vote was.

18 COMMISSIONER RUSSO: I voted yes.

19 COMMISSIONER SANFORD: You voted yes.
20 So are you -- you think this is a good
21 policy? Is this going to apply to you as well?

22 CHAIRWOMAN REYES: Of course.

23 COMMISSIONER RUSSO: Apply to me in
24 what way?

25 COMMISSIONER SANFORD: This policy that

1 was presented.

2 CHAIRWOMAN REYES: He's talking about
3 the policy -- okay, I think that there's some
4 confusion.

5 COMMISSIONER RUSSO: Yeah, what policy
6 are you talking about?

7 CHAIRWOMAN REYES: He's speaking about
8 the last policy that we put in place on the last
9 meeting where we asked that if any Commissioner puts
10 anything out in public --

11 COMMISSIONER RUSSO: Correct.

12 CHAIRWOMAN REYES: -- that you do not
13 put it out as you are representing this Board. You
14 put it out as an individual, as a resident --

15 COMMISSIONER RUSSO: Why wouldn't it
16 apply --

17 ATTORNEY M. FITZPATRICK: With
18 suggested disclaimer language. Sorry.

19 COMMISSIONER RUSSO: Why would that not
20 apply to me? Why --

21 COMMISSIONER SANFORD: I had no idea
22 what your opinion on it was. I didn't hear you, so
23 I'm asking you now what your opinion on that was
24 because you are a public figure.

25 COMMISSIONER RUSSO: Yeah, I absolutely

1 support supportive of that.

2 COMMISSIONER SANFORD: So you're going
3 to write a disclaimer when you make public
4 statements. Is that --

5 COMMISSIONER RUSSO: Pertaining to the
6 Housing Authority, of course.

7 COMMISSIONER SANFORD: What about for
8 the City Council?

9 CHAIRWOMAN REYES: That has nothing to
10 do --

11 COMMISSIONER RUSSO: What does my City
12 Council position have anything to do with that?

13 COMMISSIONER SANFORD: Well, I would,
14 for lack of a better way of saying this, what's good
15 for the goose should be good for the gander. I
16 mean, the City Council is in charge --

17 COMMISSIONER RUSSO: James, I have not
18 problem going down this road, but are you prepared
19 to do down this road?

20 COMMISSIONER SANFORD: Are you
21 prepared?

22 COMMISSIONER RUSSO: I'm just asking
23 you the simple question.

24 COMMISSIONER SANFORD: The only thing--

25 COMMISSIONER RUSSO: I'm going to

1 answer your question, okay?

2 I have never in my time on this Board
3 started a statement to the public: As a Housing
4 Authority commissioner I, fill in the blanks. Okay?
5 I have never done that. I will never do that. As a
6 matter of fact, I sit on this Board and I say very
7 little in comparison to my role as a City
8 Councilman. I have no problem, no problem going
9 down this road. I always defer to the Chair. I
10 always defer to the Vice-Chair, to the Director, and
11 our counsel, okay?

12 What you do not do is run those things
13 that you do outside of this Board past our counsel,
14 and that's why you got yourself in hot water. That
15 is the situation.

16 COMMISSIONER SANFORD: What hot water?

17 COMMISSIONER RUSSO: You have
18 represented yourself as a Commissioner of this
19 Authority --

20 COMMISSIONER SANFORD: When?

21 COMMISSIONER RUSSO: -- to send -- to
22 send out a communication that was your personal
23 opinion and want.

24 This Authority has never said to any
25 candidate in any election at any time that they

1 cannot and should not knock on someone's door to
2 advocate for their office. That is not -- that is
3 not a policy of this Board. That is your personal
4 preference. And you represented as a Commissioner
5 of this Authority and you put each and every one of
6 us in a bad situation, including the Authority as a
7 whole. Okay?

8 So now we have all, we have all done
9 our best to give you as much coverage as possible.
10 Because if you want my opinion, I'm going to give it
11 to you now. I think that you are absolutely wrong
12 in what you did and I think that you do not do
13 anything to further the agenda of this Authority to
14 represent the people who live here. Okay?

15 Now, you wanted to go down this road.
16 You asked for this.

17 COMMISSIONER SANFORD: Yes.

18 COMMISSIONER RUSSO: And I gave you the
19 opinion you wanted. And that is my opinion.

20 You sit there, you don't vote on
21 resolutions, you abstain on things that have no
22 basis for you abstain on. An abstention means that
23 you have a conflict. It does not mean that you are
24 coward enough to vote on something. That is what
25 happens when you have --

1 COMMISSIONER SANFORD: Are you calling
2 me a coward?

3 COMMISSIONER RUSSO: Absolutely.
4 Absolutely.

5 Those votes are cowardess --

6 COMMISSIONER SANFORD: Cowardess.

7 COMMISSIONER RUSSO: -- that you do not
8 want to vote on something because you personally
9 disagree with it.

10 CHAIRWOMAN REYES: Guys.

11 COMMISSIONER RUSSO: That's not the
12 way --

13 CHAIRWOMAN REYES: Guys, guys.

14 COMMISSIONER RUSSO: -- to do business.

15 CHAIRWOMAN REYES: Can we please keep
16 it as respectful as possible.

17 COMMISSIONER RUSSO: I apologize,
18 Madame Chair, but I asked him if he wanted to go
19 down the road and he said he did.

20 COMMISSIONER SANFORD: So, Madame
21 Chair.

22 CHAIRWOMAN REYES: Yes, yes.

23 COMMISSIONER SANFORD: At the last
24 meeting it was ambiguous as to what precipitated
25 your resolution.

1 COMMISSIONER RUSSO: I'm tired of this.

2 COMMISSIONER SANFORD: Because
3 according to Commissioner Russo, it was whatever I
4 had allegedly written, correct?

5 CHAIRWOMAN REYES: Correct. Yes,
6 that's --

7 COMMISSIONER SANFORD: So the
8 resolution was specifically borne because of what I
9 had written.

10 CHAIRWOMAN REYES: It was not only --
11 it was -- first of all, that was an issue that came
12 up because of what you had written and we felt, so
13 that we are not put in a position like this, the
14 best thing to do was to put something, a policy on
15 the books that states that if -- you, as a
16 Commissioner, have every right or as a resident to
17 state what you'd like to say when you you'd like to
18 stay it, but do not state it as if you are
19 representing this Board, because I, as a Chair, and
20 Erica, as an Vice-Chair, would never put anything
21 out without bringing it to each and every one of
22 your attentions, and I think I do a very good job at
23 what I do when I come here because I'm here as a
24 resident and when I say something that's personal, I
25 clearly state to everyone in this thing: I'm not

1 talking to you as a Commissioner, I'm talking to you
2 as a resident. And we just felt that what was said,
3 because of what transpired, because of what was made
4 public, it was a public knowledge, it was on social
5 media, it was everywhere, it came to our attention,
6 that yes, we did need to put a policy in place so
7 that this no longer happens.

8 COMMISSIONER SANFORD: So you felt it
9 was -- and it was a lead decision.

10 COURT STENOGRAPHER: I'm sorry, it was
11 a what decision?

12 COMMISSIONER SANFORD: It was a lead
13 decision based on what the Chair is saying.

14 At what point did all of you discuss
15 this proposed policy?

16 CHAIRWOMAN REYES: Well, I took that
17 upon myself as a Chair to put this policy in place
18 because when that happened and it was put on social
19 media, the individuals who were receiving the calls
20 and the information were probably, I want to say,
21 myself, Erica, I believe, and I also believe that,
22 and I don't want to speak for you, Councilman --

23 COMMISSIONER RUSSO: Don't worry, I'll
24 speak for myself.

25 (Commissioner Forbes leaves the live

1 proceedings and joins via Zoom.)

2 CHAIRWOMAN REYES: But the Councilman.
3 It was brought to our attention and we brainstormed
4 and thought of a way where we can prevent this from
5 happening again as a Board. Again, I stated to you
6 this was nothing specifically to target you, that
7 wasn't the case. This is something that is going to
8 apply to every single Commissioner on this Board.

9 (Simultaneous crosstalk.)

10 COURT STENOGRAPHER: You're all talking
11 at the same time.

12 COMMISSIONER SEITZMAN: Madame
13 Chairman, so yes, this is done for -- we talked
14 about it. Our job is to represent -- the Chair and
15 the Vice-Chair, and I'm sorry if I'm speaking for
16 you --

17 CHAIRWOMAN REYES: No, that's fine.
18 You can.

19 COMMISSIONER SEITZMAN: We speak, when
20 we do things, we do things for the betterment of the
21 Authority. Councilman is everywhere, I am
22 everywhere. You very rarely do you ever me say:
23 Erica, from 9,000 organizations. It's because
24 you're protecting your organizations that you
25 represent and this is going to stand for everybody,

1 Aaron's done every Board in America. It's
2 protection. If you want to speak, nobody is saying
3 that you cannot speak. You cannot speak for the
4 Board. And in that capacity, a hundred percent,
5 I felt -- we felt you were speaking for the Board.
6 Nothing against you, that can't --

7 COURT STENOGRAPHER: Wait a second.
8 Let her finish.

9 COMMISSIONER SEITZMAN: That can't
10 happen in the future. If you want to -- if you want
11 to --

12 CHAIRWOMAN REYES: You're representing
13 yourself as a Commissioner in the Board -- We have
14 been trying to bridge the gap between the community
15 and the Board. And it's not been a very easy thing
16 and we're not trying to attack anybody. The
17 Board -- it's the job and responsibility of the
18 Board to be an oversight of the -- and assist HUD
19 and be an oversight of the Director.

20 We cannot get on other people's
21 business. It's not our job. So we're just using
22 that as protection to make sure we do not get into
23 anybody's businesses.

24 Thank you.

25 COMMISSIONER SANFORD: Commissioner

1 Seitzman, I have to disagree.

2 Commissioner Russo just attacked me by
3 calling me a coward.

4 You can say that this resolution does
5 not -- applies to everybody, but it is specifically
6 applying to me. It was --

7 CHAIRWOMAN REYES: It's applying
8 because of something that was said by a Commissioner
9 in public. It was public knowledge. You never --
10 James, the truth of the matter is that you have the
11 right to say whatever you want to say. At our last
12 meeting I did it as respectfully as I could to speak
13 to you without putting what was happening out in the
14 public. I did everything I could, including not
15 letting individuals speak so that no one felt
16 attacked, so that no one felt as if -- was being
17 targeted. I did everything possible at that last
18 meeting, okay?

19 And when I stated the resolution, I
20 still did not identify you as the cause of the
21 resolution happening, but as Chair and Vice-Chair I
22 think that we have the right to come -- when we see
23 something in public that we think it may affect us
24 as Commissioners, that it may affect this Board,
25 this Authority, we have the right to make a

1 determination to say to the Director and to the
2 lawyer, do we have the right to come up with a
3 policy so that something like this does not happen
4 again, whether it's Michael that does it,
5 Commissioner Russo, or Erica that does it. And we
6 were told we had that right to do that, and we went
7 and we moved forward and did it.

8 COMMISSIONER SANFORD: So why did none
9 of you speak to me before --

10 COMMISSIONER RUSSO: Everyone has
11 spoken to you, James.

12 COMMISSIONER SANFORD: No one has
13 spoken to me.

14 COMMISSIONER RUSSO: Time out. Excuse
15 me, Madame Chair.

16 Everyone has spoken to you. Board
17 Members have reached out to you. Board Members have
18 asked you why you act the way you do as a
19 Commissioner; why you don't vote on resolutions; why
20 you don't participate in the things that we ask you
21 to participate. Everyone has done that. No one has
22 publicized that, James, because everyone on this
23 Board felt that it was the right thing to do, to
24 give you that coverage and protect you as a fellow
25 Commissioner. But the reality is you came here

1 tonight with a very specific purpose, all right, and
2 you came here to ask me specifically about what I do
3 as a Councilman, not for any other reason but to try
4 to paint me with some type of a broad bush, okay?
5 And I warned you and asked you if you wanted to go
6 down the road and you very simply said yes. So now
7 we're down the road.

8 COMMISSIONER SANFORD: Good.

9 COMMISSIONER RUSSO: And now you have
10 to answer for the things that you've done.

11 COMMISSIONER SANFORD: What have I
12 done?

13 COMMISSIONER RUSSO: You have
14 represented this Board without the authority --

15 (Simultaneous crosstalk.)

16 COMMISSIONER IMPASTATO: We've got to
17 move on.

18 CHAIRWOMAN REYES: Wait.

19 COMMISSIONER RUSSO: End of story.

20 COMMISSIONER SANFORD: What
21 specifically have I --

22 CHAIRWOMAN REYES: Okay, guys.

23 COMMISSIONER IMPASTATO: This is not
24 the James Show. We have residents, policies --

25 (Simultaneous crosstalk.)

1 CHAIRWOMAN REYES: Gentleman, we have
2 residents here --

3 COMMISSIONER SANFORD: I have a
4 question for counsel.

5 COMMISSIONER IMPASTATO: There's too
6 much. We're talking about this too much. This is
7 way too much. The residents are the important part
8 of this entire meeting. We have agenda, we have all
9 of these resolutions. We don't have time for this
10 nonsense, I'm sorry.

11 We've talked way too much about it. It
12 needs -- if you have a motion to put it on the
13 meeting, we can vote on it. If not, let's get it
14 going.

15 CHAIRWOMAN REYES: Okay, please.

16 COMMISSIONER IMPASTATO: Let's move it
17 along.

18 CHAIRWOMAN REYES: Okay. He has a
19 question for the lawyer. I'm going to let you have
20 this question. I'm going to let you ask this and
21 this will be the last time that this is discussed.
22 I will no further, after this meeting, or in other
23 meeting go back to addressing this issue, the
24 policy, or anything else.

25 James, could you ask the lawyer?

1 COMMISSIONER SANFORD: Counsel, based
2 on answers to questions that I have received
3 tonight, it would appear that the Board discussed
4 matters of a resolution that -- and took Board
5 action without following the Sunshine Law.

6 COMMISSIONER RUSSO: Absolutely
7 incorrect.

8 CHAIRWOMAN REYES: Incorrect.

9 ATTORNEY M. FITZPATRICK: To my
10 knowledge, the action that the Board took as a whole
11 was taken at the last meeting, based on the motion
12 from the floor, which is perfectly acceptable.

13 COMMISSIONER SANFORD: Okay. Well, I
14 just want to have it on the record that I do think
15 it was violation of the Sunshine Act.

16 COMMISSIONER RUSSO: Three is not a
17 quorum. I'm sorry, James. You're absolutely wrong.

18 CHAIRWOMAN REYES: Okay. Resolution
19 No. 2022-12.01. How are we standing? Are we
20 voting? Would we like to put a motion?

21 COMMISSIONER IMPASTATO: What was that,
22 the minutes?

23 CHAIRWOMAN REYES: Yes, the minutes.

24 ATTORNEY M. FITZPATRICK: The question
25 was --

1 COMMISSIONER RUSSO: Motion as amended
2 to add --

3 ATTORNEY M. FITZPATRICK: There was a
4 question whether the minutes are accurate.

5 COMMISSIONER IMPASTATO: So we need a
6 motion to amend them, right?

7 COMMISSIONER RUSSO: Yes, a motion
8 to -- well, I mean --

9 ATTORNEY M. FITZPATRICK: You could
10 motion to amend them or table --

11 COMMISSIONER RUSSO: Well --

12 (Simultaneous crosstalk.)

13 COMMISSIONER RUSSO: You would just
14 make a motion for the minutes as amended and
15 discussed at the meeting, adding that one last
16 resolution and vote.

17 COMMISSIONER IMPASTATO: Is that right?

18 COMMISSIONER RUSSO: Yeah.

19 ATTORNEY M. FITZPATRICK: That would be
20 fine. You could make a motion to table, if that was
21 the preference. Either one would be appropriate.

22 EXECUTIVE DIRECTOR RECKO: We could
23 make sure we go back and word it right and bring it
24 back at the next meeting.

25 CHAIRWOMAN REYES: Okay.

1 ATTORNEY M. FITZPATRICK: And that
2 would be fine.

3 COMMISSIONER IMPASTATO: Okay. The
4 motion to table it.

5 COMMISSIONER RUSSO: You'd rather table
6 it?

7 COMMISSIONER IMPASTATO: No, I don't.

8 COMMISSIONER RUSSO: It doesn't matter.

9 ATTORNEY M. FITZPATRICK: Whatever your
10 preference is. Either one.

11 COMMISSIONER RUSSO: Motion to table.

12 (Simultaneous crosstalk.)

13 EXECUTIVE DIRECTOR RECKO: I'm sorry,
14 it's not in here and I would like to make sure it's
15 right.

16 CHAIRWOMAN REYES: Okay. So let's
17 table it and then we can vote on it at the next
18 meeting.

19 ATTORNEY M. FITZPATRICK: Okay. Is
20 there a motion to table.

21 COMMISSIONER SEITZMAN: Motion.

22 COMMISSIONER IMPASTATO: Second.

23 COMMISSIONER SANFORD: Second.

24 CHAIRWOMAN REYES: Erica and James.
25 Director?

1 EXECUTIVE DIRECTOR RECKO: Anthony --
2 oh, by the way, Anthony Forbes had to leave.
3 CHAIRWOMAN REYES: Yes, he had to
4 leave.
5 COURT STENOGRAPHER: He's on Zoom.
6 COMMISSIONER IMPASTATO: He's on Zoom.
7 COMMISSIONER SEITZMAN: He's right
8 here.
9 EXECUTIVE DIRECTOR RECKO: He's on
10 Zoom. Yeah, Reverend Forbes. He's on zoom.
11 CHAIRWOMAN REYES: Thank you, Mr.
12 Forbes.
13 EXECUTIVE DIRECTOR RECKO: Anthony
14 Forbes?
15 COMMISSIONER FORBES: Yes. Table.
16 EXECUTIVE DIRECTOR RECKO: Andrew
17 Impastato?
18 COMMISSIONER IMPASTATO: Yes.
19 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
20 COMMISSIONER LEWIT: Yes.
21 EXECUTIVE DIRECTOR RECKO: Barbara
22 Reyes?
23 CHAIRWOMAN REYES: Yes.
24 EXECUTIVE DIRECTOR RECKO: Michael
25 Russo?

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COMMISSIONER RUSSO: Aye.

EXECUTIVE DIRECTOR RECKO: James

Sanford?

COMMISSIONER SANFORD: Yes to table.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION 2022-12.2

2 CHAIRWOMAN REYES: Resolution No.
3 2022-12.02.

4 Resolution authorizing payment of
5 monthly list of bills for the Hoboken Housing
6 Authority.

7 COMMISSIONER IMPASTATO: Motion.

8 CHAIRWOMAN REYES: Second?

9 COMMISSIONER RUSSO: Second.

10 COMMISSIONER IMPASTATO: Madame, if I
11 could ask one question.

12 CHAIRWOMAN REYES: Sure.

13 COMMISSIONER IMPASTATO: The one
14 question I have is number 13 in monthly
15 administrative expenses. The annual site
16 remediation fee for Mama Johnson.

17 Is that going to be split 50/50 with
18 the City of Hoboken?

19 MR. KOTHERITHARA: It has not been.

20 COMMISSIONER IMPASTATO: I think it
21 should, right? Because they share in the use
22 agreement 50/50.

23 Am I right?

24 CHAIRWOMAN REYES: Yeah.

25 COMMISSIONER RUSSO: I think it was --

1 COMMISSIONER IMPASTATO: Or are we
2 just-- we're incurring all the costs and they get to
3 use it 50/50?

4 COMMISSIONER RUSSO: If I remember
5 correctly from the City side, I think in the
6 agreement, because of the how it was funded, we have
7 the shared services agreement, which I think
8 encumbers us for maintenance.

9 Am I correct in that?

10 EXECUTIVE DIRECTOR RECKO: Yeah, and I
11 think we can certainly look back at the agreement on
12 this, Commissioners.

13 COMMISSIONER RUSSO: Please.

14 EXECUTIVE DIRECTOR RECKO: But the city
15 does an awful lot there, and, you know, we should be
16 doing a lot of the ground maintenance. We do the
17 daily stuff, we do the small stuff, we do the
18 cleaning, and if there's anything major, the City
19 usually steps in and doesn't ask for --

20 CHAIRWOMAN REYES: Reimbursement.

21 EXECUTIVE DIRECTOR RECKO: --
22 reimbursement.

23 COMMISSIONER IMPASTATO: Oh, yeah.
24 Let's just go take at that look and see.

25 MR. KOTHERITHARA: Yeah. I didn't

1 think it was a 50/50 shared like when the Mama
2 Johnson Field was built back 2012/2013 -- 2012 it
3 was finished. The City provided us a cumulative
4 total -- a cumulative total of \$600,000, but
5 everything above that the Authority paid for. And
6 they had basically the first priority on usage of
7 it, but it has been our responsibility to cover the
8 maintenance. This came about as a result of, I
9 guess there was some historic fill or something that
10 was discovered as part of the construction and then
11 so the environmental protection said we've got to
12 pay this remediation fee for, I don't recall the
13 term of it.

14 COMMISSIONER IMPASTATO: Because the
15 only thing that I foresee is a liability if we're
16 paying for a hundred percent of these type of
17 things, if something happens are we a hundred
18 percent liable for it? So let's just say the field
19 as a whole, you know, and then a kid breaks his leg,
20 God forbid, you know, we now, where is it 50/50 with
21 the City? Do you see --

22 EXECUTIVE DIRECTOR RECKO: We've
23 actually been through one or two of those suits
24 before and we actually had those discussions about
25 who had seen it and who had done it and the City

1 bore it quite a bit, bore the responsibility.

2 COMMISSIONER IMPASTATO: Well, you guys
3 know, so I'm just asking, you know; if you think
4 it's -- you know, we should take the expense --

5 EXECUTIVE DIRECTOR RECKO: But I think
6 we ought to, but I also think I would like to take a
7 look at the agreement. I think a fresh look at the
8 agreement would not hurt.

9 COMMISSIONER IMPASTATO: Thanks.

10 EXECUTIVE DIRECTOR RECKO: And
11 elsewhere, too.

12 CHAIRWOMAN REYES: Thank you.

13 COMMISSIONER IMPASTATO: That's it?

14 CHAIRWOMAN REYES: Director, roll call.

15 EXECUTIVE DIRECTOR RECKO: Anthony
16 Forbes?

17 COMMISSIONER FORBES: Yes.

18 EXECUTIVE DIRECTOR RECKO: Andrew
19 Impastato?

20 COMMISSIONER IMPASTATO: Yes.

21 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

22 COMMISSIONER LEWIT: Yes.

23 EXECUTIVE DIRECTOR RECKO: Barbara
24 Reyes?

25 CHAIRWOMAN REYES: Yes.

1 EXECUTIVE DIRECTOR RECKO: Michael
2 Russo?
3 COMMISSIONER RUSSO: Aye.
4 EXECUTIVE DIRECTOR RECKO: James
5 Sanford?
6 COMMISSIONER SANFORD: No.
7 EXECUTIVE DIRECTOR RECKO: Erica
8 Seitzman?
9 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION 2022-12.03

2 CHAIRWOMAN REYES: Resolution No.
3 2022-12.03.

4 Resolution of the Housing Authority of
5 the City of Hoboken to award a contract for
6 maintenance and servicing of boilers and associated
7 mechanical equipment.

8 COMMISSIONER RUSSO: Motion.

9 COMMISSIONER SEITZMAN: Second.

10 CHAIRWOMAN REYES: Questions?

11 COMMISSIONER IMPASTATO: I will say the
12 one comment I have is to Manny's point about, you
13 know, contractors and donations. We do have a
14 procurement committee, Manny, that overlooks all
15 those policies and things like that, they score it.
16 There's a very important process that is not
17 overlooked, to your point, to your question.

18 MR. RIVERA SOLER: Thank you.

19 COMMISSIONER SEITZMAN: Oh, and now I
20 think, I believe HUD has to approve the contract
21 after the procurement committee went through it,
22 they have to go and also review to make sure that
23 everything is in proper order.

24 EXECUTIVE DIRECTOR RECKO: Erica, you
25 are -- Commissioner, you are absolutely right,

1 except not for long, because I want to brag a little
2 bit, because I should have said it. We were -- we
3 had audit findings for years before I got here on
4 improper contract and improper use of funds. We
5 have not had an audit finding for four solid years
6 and HUD has just contacted me saying they're going
7 to take the requirement for a HUD contract review
8 off of us, starting probably next month, we're going
9 to get a letter from them, which means we've
10 impressed them so much with -- I'll just brag, it's
11 true, we have not had any audit findings, we have
12 had no lawsuits, we have had no issues with our
13 bidding, our bidding has been audited time and time
14 again on how we review our contracts, how we process
15 our contracts, and I'm incredibly proud of that with
16 our staff, because they trust us so much now that
17 they're putting us back on that higher level of
18 saying: We trust you. You guys do your thing.

19 So, yeah, that's going to happen very
20 soon.

21 COMMISSIONER IMPASTATO: We had that
22 one audit finding --

23 EXECUTIVE DIRECTOR RECKO: But that's
24 not on purchasing, not on purchasing.

25 COMMISSIONER IMPASTATO: Oh, okay.

1 EXECUTIVE DIRECTOR RECKO: That's not
2 on any of our purchasing procedures.

3 COMMISSIONER IMPASTATO: Sorry, sorry.

4 COMMISSIONER RUSSO: What, are you
5 trying to put a damper on it?

6 EXECUTIVE DIRECTOR RECKO: Not a --
7 (Simultaneous crosstalk.)

8 COMMISSIONER RUSSO: It is, it's
9 something to clap about. It is, it is.

10 COMMISSIONER IMPASTATO: Great job.

11 EXECUTIVE DIRECTOR RECKO: Emil, you
12 know, he's pushed. He's played lead on that, making
13 sure --

14 CHAIRWOMAN REYES: Thank you, Emil.

15 EXECUTIVE DIRECTOR RECKO: Nothing gets
16 through that man that's not been correctly or done
17 correctly, so we appreciate that, and myself, by the
18 way.

19 COMMISSIONER IMPASTATO: We're serious
20 about this. Cool.

21 EXECUTIVE DIRECTOR RECKO: So thank
22 you. Okay.

23 COMMISSIONER IMPASTATO: Motion.

24 CHAIRWOMAN REYES: Second?

25 COMMISSIONER RUSSO: We made it.

1 Just the vote. Just the vote.
2 EXECUTIVE DIRECTOR RECKO: Anthony
3 Forbes?
4 COMMISSIONER FORBES: Yes.
5 EXECUTIVE DIRECTOR RECKO: Andrew
6 Impastato?
7 COMMISSIONER IMPASTATO: Yes.
8 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
9 COMMISSIONER LEWIT: Yes.
10 EXECUTIVE DIRECTOR RECKO: Barbara
11 Reyes?
12 CHAIRWOMAN REYES: Yes.
13 EXECUTIVE DIRECTOR RECKO: Michael
14 Russo?
15 COMMISSIONER RUSSO: Aye.
16 EXECUTIVE DIRECTOR RECKO: James
17 Sanford?
18 COMMISSIONER SANFORD: No.
19 EXECUTIVE DIRECTOR RECKO: Erica
20 Seitzman?
21 COMMISSIONER SEITZMAN: Yes.
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1 RESOLUTION 2022-12.04
2 CHAIRWOMAN REYES: Resolution No.
3 2022-12.04.
4 Resolution of the Housing Authority of
5 the City of Hoboken to award a contract for the
6 maintenance and service of fire protection systems.
7 COMMISSIONER SEITZMAN: Motion.
8 COMMISSIONER RUSSO: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns? Comments? Director?
11 EXECUTIVE DIRECTOR RECKO: Anthony
12 Forbes?
13 COMMISSIONER FORBES: Yes.
14 EXECUTIVE DIRECTOR RECKO: Andrew
15 Impastato?
16 COMMISSIONER IMPASTATO: Yes.
17 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
18 COMMISSIONER LEWIT: Yes.
19 EXECUTIVE DIRECTOR RECKO: Barbara
20 Reyes?
21 CHAIRWOMAN REYES: Yes.
22 EXECUTIVE DIRECTOR RECKO: Michael
23 Russo?
24 COMMISSIONER RUSSO: Aye.
25 EXECUTIVE DIRECTOR RECKO: James

1 Sanford?

2 COMMISSIONER SANFORD: No.

3 EXECUTIVE DIRECTOR RECKO: Erica

4 Seitzman?

5 COMMISSIONER SEITZMAN: Yes.

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RESOLUTION NO. 2022-12.05

CHAIRWOMAN REYES: Resolution No.
2022-12.05.

A resolution of the Housing Authority
of the City of Hoboken to award a contract for fee
accounting services.

COMMISSIONER RUSSO: Motion.

CHAIRWOMAN REYES: Second?

COMMISSIONER SEITZMAN: Second.

CHAIRWOMAN REYES: Oh. Questions?
Concerns? Comments? Director?

EXECUTIVE DIRECTOR RECKO: Anthony
Forbes?

CHAIRWOMAN REYES: Anthony?

COMMISSIONER FORBES: Yes.

EXECUTIVE DIRECTOR RECKO: Andrew
Impastato?

COMMISSIONER IMPASTATO: Yes.

EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

COMMISSIONER LEWIT: Yes.

EXECUTIVE DIRECTOR RECKO: Barbara
Reyes?

COMMISSIONER FORBES: Yes, yes, yes.

COMMISSIONER SEITZMAN: We got you.

CHAIRWOMAN REYES: Yes.

1 EXECUTIVE DIRECTOR RECKO: Michael
2 Russo?
3 COMMISSIONER RUSSO: Aye.
4 EXECUTIVE DIRECTOR RECKO: James
5 Sanford?
6 COMMISSIONER SANFORD: Yes.
7 EXECUTIVE DIRECTOR RECKO: Erica
8 Seitzman?
9 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2022-12.07

2 CHAIRWOMAN REYES: Resolution No.

3 2022-12.07.

4 A Resolution of the Housing Authority
5 of the City of Hoboken to award a contract for
6 general engineering services, award 1.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 EXECUTIVE DIRECTOR RECKO: I think we
10 skipped this one.

11 COMMISSIONER RUSSO: We skipped one.
12 We might as well vote on that first.

13 ATTORNEY M. FITZPATRICK: There hasn't
14 been a motion in the second, so if you want to go
15 back.

16 COMMISSIONER SEITZMAN: We did.

17 CHAIRWOMAN REYES: So I missed what,
18 12.06?

19 COMMISSIONER RUSSO: Yeah.

20 COMMISSIONER SANFORD: 12.06, yeah.

21 CHAIRWOMAN REYES: Okay.

22 COMMISSIONER RUSSO: Am I wrong? Yeah,
23 we motioned and we seconded.

24 COMMISSIONER SEITZMAN: We motioned and
25 we seconded.

1 COMMISSIONER RUSSO: Vote on 12.07 and
2 then we'll go back.

3 ATTORNEY M. FITZPATRICK: I apologize.

4 CHAIRWOMAN REYES: I'm sorry, my
5 apologies.

6 So Resolution of the Housing Authority
7 of the City of Hoboken to award a contract for
8 general engineering services, award 1, and it was
9 motioned by Commissioner Russo --

10 COMMISSIONER SEITZMAN: Yes.

11 CHAIRWOMAN REYES: And seconded by
12 Seitzman.

13 Questions? Concerns? Comments?

14 EXECUTIVE DIRECTOR RECKO: I would just
15 like to note real quickly that this is the first
16 time we're going to be awarding to two general
17 engineering firms, because that will give us a
18 choice of which one to use. We don't have to just
19 use one firm. So we will have two in our pocket to
20 go ahead and use them.

21 ATTORNEY M. FITZPATRICK: That's the
22 second time it's done.

23 EXECUTIVE DIRECTOR RECKO: What's that?

24 ATTORNEY M. FITZPATRICK: That's the
25 second time it's done.

1 EXECUTIVE DIRECTOR RECKO: He said it's
2 the second time.

3 ATTORNEY M. FITZPATRICK: You did it a
4 few years back.

5 EXECUTIVE DIRECTOR RECKO: I don't --

6 COMMISSIONER RUSSO: You're another one
7 putting a damper on things.

8 CHAIRWOMAN REYES: I know. Come on,
9 Matt.

10 EXECUTIVE DIRECTOR RECKO: So as I was
11 saying, that's the second time we've done this --

12 ATTORNEY M. FITZPATRICK: That's my
13 job.

14 EXECUTIVE DIRECTOR RECKO: But so
15 great. So I just want you to know that's number
16 one, so...

17 CHAIRWOMAN REYES: Vote?

18 EXECUTIVE DIRECTOR RECKO: Anything
19 else?

20 CHAIRWOMAN REYES: Mr. Forbes?
21 Commissioner Forbes?

22 COMMISSIONER IMPASTATO: He said yes,
23 yes, yes.

24 CHAIRWOMAN REYES: He said yes, yes,
25 yes for the next three. No, I'm just kidding. So,

1 I guess --
2 COMMISSIONER RUSSO: He's absent. Go
3 ahead.
4 EXECUTIVE DIRECTOR RECKO: Andrew
5 Impastato?
6 COMMISSIONER IMPASTATO: Yes.
7 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
8 COMMISSIONER LEWIT: Yes.
9 EXECUTIVE DIRECTOR RECKO: Barbara
10 Reyes?
11 CHAIRWOMAN REYES: Yes.
12 EXECUTIVE DIRECTOR RECKO: Michael
13 Russo?
14 COMMISSIONER RUSSO: Aye.
15 EXECUTIVE DIRECTOR RECKO: James
16 Sanford?
17 COMMISSIONER SANFORD: No.
18 EXECUTIVE DIRECTOR RECKO: Erica
19 Seitzman?
20 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2022-12.06
2 CHAIRWOMAN REYES: So Resolution No.
3 2022-12.06.
4 COURT STENOGRAPHER: Six?
5 COMMISSIONER RUSSO: Yes, we missed
6 this one.
7 CHAIRWOMAN REYES: Right? I'm sorry.
8 COURT STENOGRAPHER: It's okay.
9 CHAIRWOMAN REYES: A Resolution of the
10 Housing Authority of the City of Hoboken to award a
11 contract for fiscal audit services.
12 COMMISSIONER RUSSO: Motion.
13 COMMISSIONER SEITZMAN: Second.
14 CHAIRWOMAN REYES: Questions?
15 Concerns? No? Director?
16 EXECUTIVE DIRECTOR RECKO: Anthony
17 Forbes?
18 COURT STENOGRAPHER: He's not on.
19 EXECUTIVE DIRECTOR RECKO: Andrew
20 Impastato?
21 COMMISSIONER IMPASTATO: Yes.
22 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
23 COMMISSIONER LEWIT: Yes.
24 EXECUTIVE DIRECTOR RECKO: Barbara
25 Reyes?

1 CHAIRWOMAN REYES: Yes.
2 EXECUTIVE DIRECTOR RECKO: Michael
3 Russo?
4 COMMISSIONER RUSSO: Aye.
5 EXECUTIVE DIRECTOR RECKO: James
6 Sanford?
7 COMMISSIONER SANFORD: No.
8 EXECUTIVE DIRECTOR RECKO: Erica
9 Seitzman?
10 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2022-12.08
2 CHAIRWOMAN REYES: Resolution No.
3 2022-12.08.
4 A resolution of the Housing Authority
5 of the City of Hoboken to award a contract for
6 general engineering services, award 2.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns?
11 EXECUTIVE DIRECTOR RECKO: Anthony
12 Forbes?
13 Andrew Impastato?
14 COMMISSIONER IMPASTATO: Yes.
15 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
16 COMMISSIONER LEWIT: Yes.
17 EXECUTIVE DIRECTOR RECKO: Barbara
18 Reyes?
19 CHAIRWOMAN REYES: Yes.
20 EXECUTIVE DIRECTOR RECKO: Michael
21 Russo?
22 COMMISSIONER RUSSO: Aye.
23 EXECUTIVE DIRECTOR RECKO: James
24 Sanford?
25 COMMISSIONER SANFORD: No.

1 EXECUTIVE DIRECTOR RECKO: Erica
2 Seitzman?

3 COMMISSIONER SEITZMAN: Yes.

4 COMMISSIONER FORBES: Yes.

5 COMMISSIONER SEITZMAN: You're back.

6 COMMISSIONER RUSSO: Just on a time
7 delay.

8 EXECUTIVE DIRECTOR RECKO: Thank you,
9 Rev.

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1 RESOLUTION NO. 2022-12.09
2 CHAIRWOMAN REYES: Resolution No
3 2022-12.09.
4 A Resolution of the Housing Authority
5 of the City of Hoboken to award a contract for risk
6 management services.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns? Director?
11 EXECUTIVE DIRECTOR RECKO: Anthony
12 Forbes?
13 CHAIRWOMAN REYES: He has a delay.
14 COMMISSIONER SEITZMAN: He has a delay.
15 CHAIRWOMAN REYES: Rev?
16 COMMISSIONER SEITZMAN: Rev, are you
17 with us?
18 CHAIRWOMAN REYES: Okay. Call the
19 roll.
20 EXECUTIVE DIRECTOR RECKO: Andrew
21 Impastato?
22 COMMISSIONER IMPASTATO: Yes.
23 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
24 COMMISSIONER LEWIT: Yes.
25 EXECUTIVE DIRECTOR RECKO: Barbara

1 Reyes?

2 CHAIRWOMAN REYES: Yes.

3 EXECUTIVE DIRECTOR RECKO: Michael

4 Russo?

5 COMMISSIONER RUSSO: Aye.

6 EXECUTIVE DIRECTOR RECKO: James

7 Sanford?

8 COMMISSIONER SANFORD: No.

9 EXECUTIVE DIRECTOR RECKO: Erica

10 Seitzman?

11 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2022-12.10
2 CHAIRWOMAN REYES: Resolution No.
3 2022-12.10.
4 A Resolution of the Housing Authority
5 of the City of Hoboken to increase the amount of the
6 contract for extraordinary capital improvements.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns? Comments?
11 Director, roll call.
12 EXECUTIVE DIRECTOR RECKO: Anthony
13 Forbes?
14 COMMISSIONER FORBES: Yes.
15 EXECUTIVE DIRECTOR RECKO: Andrew
16 Impastato?
17 COMMISSIONER IMPASTATO: Yes.
18 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
19 COMMISSIONER LEWIT: Yes.
20 EXECUTIVE DIRECTOR RECKO: Barbara
21 Reyes?
22 CHAIRWOMAN REYES: Yes.
23 EXECUTIVE DIRECTOR RECKO: Michael
24 Russo?
25 COMMISSIONER RUSSO: Aye.

1 EXECUTIVE DIRECTOR RECKO: James
2 Sanford?
3 COMMISSIONER SANFORD: No.
4 EXECUTIVE DIRECTOR RECKO: Erica
5 Seitzman?
6 COMMISSIONER SEITZMAN: Yes.

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1 CHAIRWOMAN REYES: Thank you, everyone.

2 COMMISSIONER SEITZMAN: Motion to

3 close.

4 COMMISSIONER RUSSO: Motion to close.

5 All in favor?

6 (Unanimous affirmative voice vote taken at
7 this time.)

8 (Concluded at 9:39 p.m.)

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CERTIFICATE OF OFFICER

1
2 I, THERESA L. TIERNAN, A Registered Merit
3 Reporter, Certified Stenographic Shorthand Reporter,
4 and Notary Public of the State of New Jersey, do hereby
5 certify that the foregoing is a true and correct
6 transcript of the proceedings as taken stenographically
7 by and before me at the time, place and on the date
8 herein before set forth.

9 I DO FURTHER CERTIFY that I am neither a
10 relative nor employee nor attorney nor counsel of any
11 of the parties to this action, and that I am neither a
12 relative nor employee of such attorney or counsel, and
13 that I am not financially interested in the action.
14
15

16 THERESA L. TIERNAN, CCR, RMR
17 Notary Public of the State of New Jersey
18 C.C.R. License No. XI01210

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