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REGULAR MEETING OF THE BOARD :  
OF COMMISSIONERS OF THE HOBOKEN : THURSDAY  
HOUSING AUTHORITY OF THE CITY : DECEMBER 10, 2020  
OF HOBOKEN : 7:00 P.M.

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HELD VIA ZOOM CONFERENCE  
FOR HOBOKEN, NEW JERSEY

BEFORE:

COMMISSIONER DAVID MELLO  
COMMISSIONER ANDREW IMPASTATO  
COMMISSIONER AARON LEWIT  
COMMISSIONER ERICA SEITZMAN  
COMMISSIONER HOVIE FORMAN  
COMMISSIONER LAVON JASON SMITH  
COMMISSIONER LISSETTE VEGA

A P P E A R A N C E S:  
FITZPATRICK & WATERMAN, ESQS.,  
BY: MATTHEW H. FITZPATRICK, ESQ.  
and HAROLD 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  
DANIEL PEREZ, Resident Services  
JOSHI MOHAN, Director of Maintenance

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1 CHAIRMAN MELLO: Let's begin with the  
2 Pledge of Allegiance, please.

3 (Pledge of Allegiance recited at this time.)

4 CHAIRMAN MELLO: Could we have the roll  
5 call, please?

6 EXECUTIVE DIRECTOR RECKO: H. Forman?

7 COMMISSIONER FORMAN: Here.

8 EXECUTIVE DIRECTOR RECKO: A.

9 Impastato?

10 COMMISSIONER IMPASTATO: Here.

11 EXECUTIVE DIRECTOR RECKO: A. Lewit?

12 COMMISSIONER LEWIT: Here.

13 EXECUTIVE DIRECTOR RECKO: D. Mello?

14 CHAIRMAN MELLO: Present.

15 COMMISSIONER FORMAN: E. Seitzman?

16 COMMISSIONER SEITZMAN: Present.

17 EXECUTIVE DIRECTOR RECKO: L. Smith?

18 COMMISSIONER SMITH: Present.

19 EXECUTIVE DIRECTOR RECKO: L. Vega?

20 COMMISSIONER VEGA: Here.

21 CHAIRMAN MELLO: Open Public Meetings

22 Act announcement regarding notice. I would like to  
23 advise those present that notice of this regular  
24 meeting of the Housing Authority of the City of  
25 Hoboken has been provided for the public in

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1 accordance with the provisions of the Open Public  
2 Meetings Act. Notice of this regular monthly  
3 December's Board meeting has been scheduled for  
4 Thursday, December 10th, 2020, was set to the Jersey  
5 Journal and Star Ledger on Tuesday, December 1st,  
6 2020, as notification to the general public of said  
7 meeting and sent to the City Clerk of Hoboken on  
8 Tuesday, December 1st, 2020, with a copy of the  
9 agenda to poster on the bulletin board of the City  
10 Hall, the Hoboken Public Library, and the Hoboken  
11 Police Department. I direct the minutes of this  
12 meeting to state that I have announced that adequate  
13 notice of this meeting has been given as required by  
14 the Open Public Meetings Act.

15 In addition, I direct that the minutes  
16 of this meeting state the following: As a result of

17 the restrictions established by Executive Order 107  
18 issued by the Governor of New Jersey with respect to  
19 the need to limit public gatherings to mitigate the  
20 spread of Covid-19, the meeting will conducted  
21 exclusively through the use of communications  
22 equipment. This procedure is in accordance with  
23 N.J.S.A 10:4-9.3, which states that a public body  
24 shall not be deemed to have violated any provision  
25 off the Open Public Meetings Act in conducting a

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1 meeting by means of communication or other  
2 electronic equipment. In addition, this procedure  
3 complies with Article 3 Section 7 of the Authority  
4 bylaws which allow for participation in Authority  
5 meetings by members of the Board of Commissioners by  
6 means of telephone conference or similar  
7 communications equipment.

8 And now Mr. Fitzpatrick, could add his  
9 addendum.

10 MR. M. FITZPATRICK: Thank you,  
11 Mr. Chair.

12 In keeping with the Housing Authority's  
13 normal practice of affording members of the public  
14 the opportunity to comment at monthly Board

15 meetings, the Authority will be accepting comments  
16 during the meeting in one of three ways:

17 First, comment can be sent by e-mail to  
18 HHA@MYHHANJ.COM from now until 7:30 p.m.

19 Second, beginning at approximately  
20 7:30 p.m., the Authority will allow access to  
21 participants one at a time to comment using their  
22 telephone.

23 Third, if you are participating in the  
24 meeting using a web browser or smart device, you can  
25 submit comment using a Q & A function, which can be

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1 accessed by clicking the Q & A icon at the bottom of  
2 your screen. We ask that any member of the public  
3 who wishes to submit comment using the Q & A  
4 function limit themselves to a single submission  
5 rather than submitting multiple brief comments. Any  
6 comment received by 7:30 p.m. by e-mail or through  
7 the Zoom Q & A function will be read aloud by an  
8 Authority representative for all attendees of the  
9 meeting to hear.

10 Please note that the standard practice  
11 of the Executive Director and Members of the Board  
12 is to refrain from engaging in a back-and-forth

13 discussion during the public comment portion of the  
14 Authority meetings. However, in light of the  
15 ongoing crisis, the Authority realizes that it may  
16 be necessary to address questions or concerns raised  
17 by the public regarding Covid-19.

18 On behalf of the Authority, we thank  
19 you in advance for your patience and understanding.

20 At this time in order to allow more  
21 time for members of the public to submit a comment  
22 in advance of 7:30, I recommend that the Board  
23 consider adopting a resolution to reorder the agenda  
24 to allow the Executive Director to present his  
25 report.

7

1 Thank you, Mr. Chair.

2 CHAIRMAN MELLO: I'll make that motion.  
3 Could I have a second?

4 COMMISSIONER FORMAN: Second.

5 CHAIRMAN MELLO: All right. All in  
6 favor?

7 (Affirmative voice vote taken at this time.)

8 CHAIRMAN MELLO: All right. If we  
9 could move on then to the report of the Executive  
10 Director, please.

11 EXECUTIVE DIRECTOR RECKO: Thank you,  
12 Mr. Chair.

13 This month, I would like to welcome  
14 Mr. Frank Merchand who is -- with us, is on the line  
15 with us. Frank, if you could say "hello" and wave  
16 to everyone here. Frank is our new Director of  
17 Management who is replacing Ms. De La Cruz. He will  
18 be over our Housing Management Department and  
19 Housing Choice Voucher Operations. We are really  
20 looking forward to Frank being with us. He's got  
21 great experience in both public housing management  
22 and Section 8. He's been through RAD transitions,  
23 so he's got experience on transition into RAD, and  
24 got a wealth of knowledge. Frank just got on with  
25 us this week, and I think he's already out there

8

1 getting familiar with everyone and getting his feet  
2 on the ground and making things happen.

3 So, Frank, officially with the Board  
4 meeting, I want to welcome you, and if you could say  
5 hello to everyone, we'd be glad to hear you.

6 MR. MERCHAND: Well, what I have to say  
7 is that I've been here now for four days and what I  
8 see is a lot of hope. And what I've seen is



9 something that I see people who are looking for  
10 something to start fresh and moving in the right  
11 direction, and I think that most important aspect of  
12 that, and I can't do it without every tenant, and I  
13 need to get to know the tenants and my job is, first  
14 and foremost, there is the job of my job, but my job  
15 is to get to know the people because if I can get to  
16 know the families, the moms, the cousins, the aunts,  
17 and everybody, they will know me, they will know why  
18 I'm here, and they will help me help in any way that  
19 I can, and that's what I want everybody here from  
20 the public to know, family and friends, my name is  
21 Frank and I will be -- you will see me here on the  
22 grounds. I don't want to stay in the office. I  
23 want to go out and I want to walk the stairwells, I  
24 want to meet with people, and I want to help the PMs  
25 find a way so that they become a place where people

9

1 want to be, we'll be helpful to them, and we can  
2 eliminate a lot of -- you know, sometimes we find  
3 ourselves in situations where we tried different  
4 things and we tried them over and over and we kind  
5 of, like, think that, you know, something new is not  
6 going to make a difference, but I want to try this

7 approach from the approach of, first of all, love,  
8 because I think that's what everybody needs in this  
9 moment of crisis. I think there's a lot of the  
10 families in hurt. I think that there's a lot of  
11 people on both sides, the people who have trying to  
12 the work and the people who are receiving our  
13 services, who are going through personal crisis,  
14 whether it be with their family members or they've  
15 lost a loved one or they're stuck in an apartment,  
16 so these things only exacerbate all the problems  
17 that are already in housing to begin with and all  
18 the things that make people uncomfortable and make  
19 people upset, so to try to lower the temperature in  
20 everybody from the office and from the public and so  
21 that we can get to a tone where we can speak to each  
22 other and see each other and hear ideas, even if  
23 it's the same ideas that we've been trying or maybe  
24 new ideas or maybe some really old ideas that used  
25 to work that we can bring back, but the only way

10

1 that I can get to that point is with the help of  
2 every one of the tenants because there's only 50  
3 employees or so, but there are close to 1,500  
4 tenants and, you know, or more and they are the

5 people who want the change and need the change, so  
6 with their help, I think that it would be a lot  
7 easier to accomplish any roadblocks that we come  
8 across. So I know that there's a lot to get to, I  
9 just wanted to, you know, lay it out there for you  
10 guys and I look forward to meeting every one of the  
11 Board Members, and hopefully within a very short  
12 time, all the tenants, that's my goal, in the first  
13 year.

14 COMMISSIONER IMPASTATO: Hey, Frank,  
15 Marc, if you could, this is Commissioner Impastato.  
16 Welcome, Frank, it's nice to hear your passion.

17 If you could tell us, could you just  
18 tell us where you're from, where you've been, and  
19 what you've been doing. That would be helpful.

20 MR. MERCHAND: I started in housing,  
21 started at the Cliffside Park Housing Authority. I  
22 started as a Section 8 supervisor, but I got to say  
23 that start started as a child. I grew up in public  
24 housing, and I am a recipient of the benefit of  
25 growing up through public housing and knowing that,

11

1 you know, it's a service that is needed and that  
2 helps people. So I am grateful for the assistance

3 that my family three. So when I had the opportunity  
4 on Section 8, I started in that and then little by  
5 little I grew in the Authority and they allowed me  
6 to implement changes, and the changes worked and  
7 with that and with the people, and before you know  
8 it, I was Director of Operations at the Housing  
9 Authority, that started to grow. As things started  
10 to happen in HUD and HUD wanted to convert to RAD  
11 because in the long term that is the financial  
12 direction of where we're going, when that happened,  
13 I was involved with Bill and with Joe, the director,  
14 and we started the conversion of RAD, and we learned  
15 along the way, because it was new for us, just like  
16 it was new for Bill, and it was new for HUD, and it  
17 was new for everybody, so we had to kind of, like,  
18 learn as we were doing it, but now that RAD has been  
19 up and running for a couple of years, and I actually  
20 got to see the benefits of what RAD did for the  
21 Authority dollars-wise, it really was impressive and  
22 significant. I don't know where it's going to go  
23 from here or what RAD is really going to lead to,  
24 but you can tell you firsthand that I did see it  
25 improve. We wound up taking over Edgewater Housing

1 Authority as part of a shared service agreement, and  
2 once we had Edgewater Housing Authority, they also  
3 wanted to go into RAD. They did a RAD, but then  
4 there is Hackensack who partnered with Edgewater to  
5 enter into the RAD program, so we worked with the  
6 Hackensack Housing Authority and with the Edgewater  
7 Housing Authority, and I think that what I learned  
8 from my experience in the years that I was there,  
9 the 13 years that I was at the Housing Authority, is  
10 that the people became my family. Every single --  
11 you know, as I walked the hallways and as people saw  
12 me, it was no longer, like, you know, you -- that  
13 is -- that is what is needed. It's the magic touch.  
14 You know, we all have to do paperwork and we all  
15 have to meet deadlines and we all have to meet the  
16 criteria of programs, but that is just the  
17 administrative part of what needs to happen so that  
18 we can provide the services.

19 So that's what I got out of that, and  
20 that's what I want to bring to Hoboken, you know.

21 EXECUTIVE DIRECTOR RECKO: Well, thank  
22 you, Frank, and I think something that impressed me  
23 so much was not only Frank's technical knowledge and  
24 attention to detail and budgets and knowledge there  
25 of both housing and Section 8, but also his heart,

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1 and I think it's good to be great for us to have  
2 some -- a good fresh, young person in with us to  
3 give us new ideas and keep us going. So once again,  
4 welcome, Frank.

5 MR. MERCHAND: Thank you.

6 EXECUTIVE DIRECTOR RECKO: Good to see  
7 you. Look forward to getting your feet on the  
8 ground. And I know that I did get some feedback  
9 and, I know particularly Commissioner Impastato, I'm  
10 sorry, but there is just no way with Frank coming on  
11 this week and Libby having left us that I could be  
12 confident that we would have a good vacancy report  
13 this month. You know, it hasn't changed terribly  
14 since last month, so, you know, there's not a lot of  
15 news in there, but I just wasn't confident in that  
16 since we had this gap, I was out on vacation and  
17 then quarantined, and Frank just got in, so we will  
18 be preparing a two month report for --

19 COMMISSIONER IMPASTATO: Do you have an  
20 idea -- do you have an idea of a date that is  
21 potentially we're going to start filling some of  
22 these vacant units?

23 EXECUTIVE DIRECTOR RECKO: Well, we've

24 already started, and we already started last month  
25 as well. So, you know, we've been moving along.

14

1 COMMISSIONER IMPASTATO: But you can't  
2 tell us how many units you started to put in place  
3 here.

4 EXECUTIVE DIRECTOR RECKO: I don't know  
5 what we had this past month. I know part of last  
6 month's report we had that information, but I don't  
7 know how many we did this month, because this past  
8 month, again, because Libby left us without giving  
9 me that, it won't be too hard to get, but we'll be  
10 able to get that to you.

11 COMMISSIONER IMPASTATO: So a unit  
12 would get filled and you just won't get that memo or  
13 you won't get an update on that. It only occurs  
14 monthly or I'm just, you know, it would be nice  
15 to --

16 EXECUTIVE DIRECTOR RECKO: They get  
17 filled on a regular basis, but, you know, we kind  
18 of --

19 COMMISSIONER IMPASTATO: You can't tell  
20 me in the last month how many -- how many units were  
21 filled, though?

22

EXECUTIVE DIRECTOR RECKO: No, I

23

haven't accumulated that information at this point,

24

but we'll be able to get a chance --

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CHAIRMAN MELLO: You'll follow up with

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that before the next meeting, Director?

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COMMISSIONER IMPASTATO: What's that?

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CHAIRMAN MELLO: You'll follow up with

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that before the next meeting, correct?

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EXECUTIVE DIRECTOR RECKO: Yeah, yeah.

6

Easily, easily. Again, with me being out and Frank

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just getting on, I don't want to give any wrong

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information. I want to make sure the information

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we're giving is right and, you know, our staff's

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been hit pretty hard with Covid between maintenance

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and management, so it was a tough month. So, again,

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it hasn't changed considerably. Of course, in

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leasing, you know, you don't rent up 110 units at

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one time. So, you know, we're moving forward.

15

We've got our crews working, we've got our architect

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working on the architectural contract that you

17

approved a couple of months back. He's working on

18

the larger unit turnover contract. Our Local 55

19

force account crew is working on primarily on the



20 one bedrooms and the efficiencies. So we've got our  
21 crews working and we've got our people lined up to  
22 go in, and we're also doing some transfers as well.

23 COMMISSIONER IMPASTATO: Okay, cool.  
24 And what's the date on the units that we held for  
25 the elevators, what's the date that we're going to

16

1 start filling those?

2 EXECUTIVE DIRECTOR RECKO: So the --

3 COMMISSIONER IMPASTATO: Usually, I  
4 know we have to keep a large percentage of them  
5 open. What's the deadline where that -- that ends  
6 and we can then start filling them? Because I'm  
7 guessing if the elevator project is coming to an end  
8 in the next couple of months, we don't need to -- as  
9 it gets closer to that project ending, we don't need  
10 to legally keep apartments open right to their  
11 completion, right?

12 EXECUTIVE DIRECTOR RECKO: For sure.  
13 And the elevator company is -- the contractor is  
14 finishing up Phase 1 now. They had projected that  
15 they'd be done the first week of December. They  
16 didn't hit that projection. They're in the final  
17 approval stages with the city inspector, just doing

18 some punch list items before the city inspector  
19 signs off. We could get them as early as next week,  
20 might be the week after, but it's going to be close.  
21 Once we get the elevators back, the relocation of  
22 the folks back to their units through Phase 1 and  
23 the units and the relocation of the residents out of  
24 Phase 2 will take place. That shouldn't take more  
25 than a couple of weeks, at most, but we do have the

17

1 holiday in there, which is kind of a wild card, and  
2 we're being very sensitive in talking to residents.  
3 Now that we're up against the holiday, we don't want  
4 to disturb anyone's holiday or make them move during  
5 Christmas. So it may go into January on the moves  
6 and once those moves are done, we will know exactly  
7 what units we have available and we will be pushing  
8 forward with those.

9 Again, not that we haven't been pushing  
10 forward with units already, but that's where we are  
11 right now.

12 COMMISSIONER IMPASTATO: Thanks for the  
13 update.

14 EXECUTIVE DIRECTOR RECKO: You're  
15 welcome.

16 All right. We continue to meet with  
17 folks as needed more on a -- instead of a walk-in,  
18 on an appointment basis.

19 We continue to meet with staff on  
20 10 o'clock conference calls three times a week.

21 We do have a new round of elections for  
22 residents officers under way right now. So we're  
23 looking forward to having either a new batch or  
24 re-elected officers for our RAD Board, which has  
25 been a really successful Board to date.

18

1 I thought this might be a good  
2 opportunity, since we're going into a new year and  
3 there has some questions on our progress, to do a  
4 short review of where I and this Board has been over  
5 the past five years. Just very short. I know  
6 there's a lot here, but I tried to make it short  
7 just to remind everybody that five years ago when I  
8 did come to Hoboken it's fair to say that this  
9 organization was in total disarray. The Board at  
10 that time and in the years since has been clear that  
11 the amount of operating and capital funding received  
12 is not enough to completely turn the tide in our  
13 decaying buildings. I was charged with stabilizing

14       our buildings while working to bring in outside  
15       funding to improve and then redevelop our housing  
16       stock. And I think we're well on the way to meeting  
17       that goal.

18                       When I got here, and some of the folks  
19       on the Board that have been here a long time will --  
20       I think this will ring very true to them, we had a  
21       multitude of lawsuits against this organization,  
22       just a multitude. We spent three-and-a-half years,  
23       at least, going through these lawsuits trying to  
24       settle them, and they continued with us right up  
25       into this year paying off the end of those lawsuits

19

1       with a significant portion of our budget going to  
2       those problems.

3                       We are now in a position of having no  
4       major litigation pending against this Housing  
5       Authority, and I can't speak enough for the staff,  
6       because that means everyone's doing what they're  
7       supposed to be doing.

8                       If we run our programs well, and we run  
9       them legally, and we run them with compassion and  
10       with professionalism, those litigations don't occur  
11       in batches like were here before.

12                   Of course, you're always open to  
13                   getting sued for something now and then, but I'm  
14                   proud to say now there's no major litigation in the  
15                   areas of personnel, because we handle our personnel  
16                   according to the law, and well know we have done all  
17                   of this contracting work in the past five years.  
18                   We've had probably \$20 million worth of contracting  
19                   at least come there through our organization in the  
20                   past five years. There's been no major lawsuits, no  
21                   major issues with that, no major disasters there,  
22                   and in our operations, that coordinated effort with  
23                   the staff, making sure that we comply with federal,  
24                   state, and local regulation, I think, can't be  
25                   discounted. It's taken a lot of effort and a lot of

20

↑  
1                   training and a real team approach.

2                   We do run our organization ethically.  
3                   I don't know how many of you have seen our 12 Value  
4                   posters that are around. We did that early here.  
5                   We demand honesty from our staff. We received no  
6                   audit findings with questionable costs or  
7                   contracting irregularities, and we try to go above  
8                   and beyond that.

9                   The legal exposure during this time on

10 liability. We have gone from one of the worst  
11 housing authorities in New Jersey on liability  
12 claims to one of the best, if not the best in the  
13 state. When the JIF comes to takes a look at us,  
14 they are now incredibly complimentary. We don't  
15 have many workers' comp. claims, we don't have bad  
16 backs, we don't have people falling, we don't  
17 have people -- our workers hurting themselves, and  
18 that's because of the training we do, the staff  
19 communication, the emphasis we put on safety for  
20 both the residents and the staff. We've seen just a  
21 major tide change there.

22 I will say that unfortunately it takes  
23 a whole five years of that performance to change our  
24 insurance premiums and lower our insurance premiums  
25 because an insurance company wants to see that

21

1 performance over time, and we should be in the  
2 2021/2022 insurance premium year starting to see  
3 some good reductions in our insurance premiums  
4 because our record has been stellar now for about  
5 four years in that regard.

6 For the past three years on budget  
7 we've brought the end-of-the-year expenditures in

8 line with total income. This was a large thing in  
9 our HUD FARS workout plan. We just can't exist for  
10 many years in the budget deficit situation. We run,  
11 as we all know very much, like a private business in  
12 that regard. We have income and we have out-go, and  
13 we need to make sure those two things balance. And  
14 as much as we might want to hire ten more people or  
15 we might want to beef up our staff or do some  
16 different things, we always have to watch that  
17 bottom line. And I think a lot of kudos to Emil for  
18 his work in making sure that, as much as we  
19 management folks comes in and say, "Hey, Emil, we  
20 want to do this or that," he -- "Well, what a  
21 minute, we've got to look at that bottom line," but  
22 it's a group effort.

23 Staffing. I do want to say that, you  
24 know I think it's fair to say that in many instances  
25 when I got here the staff professionalism left

22

1 something to be desired. For some folks that have  
2 been with us the whole time, they understand those  
3 first two years or so, and getting some people to  
4 walk out the door and replacing them with good,  
5 qualified people, and I think we've accomplished

6 that and if you know in this world it's not easy on  
7 personnel issues. So I think we've done real well.

8 Quality maintenance has not performed  
9 on our buildings for many, many years. Building  
10 un-maintenance, as old and heavily utilized as ours  
11 is a cumulative endeavor. If ignored for years,  
12 boilers, elevators, roofing, sprinkler systems  
13 become outdated and dysfunctional, but once you  
14 start to replace them is what I mean by  
15 "cumulative", as we replace our emergency  
16 generators, we don't have to do that for another  
17 seven to ten years. So next year we don't have to  
18 worry about it. As we get out elevated replaced  
19 this time, we're going to have good elevators for  
20 the foreseeable future. We build on those things.  
21 Any good management company builds on those things,  
22 and when we got in, we had some long talks with the  
23 Board about how we were going to build that  
24 foundation, and my job was to build that foundation  
25 so we could go into the future. If we just patch,

23

1 if we just take the cheap way out, if we do things  
2 that are just politically popular, you don't build a  
3 foundation for an organization. I've continued to



4       preach quality materials, quality tools, quality of  
5       equipment. A small example is the doors we used to  
6       use were just the worst doors in the world on the  
7       interior doors and we've gone to interior solid core  
8       doors. They cost a little more, they're a little  
9       harder to in, they're heavy, but they work and they  
10      last for years and years. But changes like that  
11      were essential to this organization and I think  
12      we've accomplished a lot of that. We had those  
13      fears of residents being trapped between floors,  
14      sewage backups, interior repairs completed in unit  
15      after unit having to be redone, curb appeal and  
16      trash removal systems were a failure. Some of you  
17      may remember my first year or so here it was just --  
18      it was awful and it took us a while to get that  
19      system down, but we now got that down and I was -- I  
20      loved Frank's comment when he first got here Monday  
21      morning and I got on the phone with him because I  
22      had to be at home and he said he couldn't even  
23      believe we were a troubled housing authority just  
24      from the look of the outside of the buildings. And  
25      we forget what this used to look like five or so

24

1       years ago, but as we -- as we know there are still

2 ongoing issues. We still have 60-year-old valves in  
3 the walls that continue to fail. We had one this  
4 past week that failed in a unit above somebody  
5 else's unit and the valve just burst because it's  
6 been there 60 years, and then you wind up with water  
7 on the floor below that and the floor below that.  
8 They're challenging. As many of you heard me say  
9 before, it's like playing Whack-A-Mole. If I step  
10 back and I look at our main campus, for example, and  
11 I just envision: Where is the next leak going to  
12 be? Where is the next thing going to pop: What can  
13 we to attack that preventatively and, boy, we don't  
14 have the money to replace all of those supply lines  
15 at one time and all of those sewer lines at one  
16 time. So we've gotten good on the emergency basis  
17 on dealing with those vertical cracks in the sewer  
18 lines, those pinhole leaks in supply lines, those  
19 things that affect multiple floors. Our electrical  
20 systems that can't handle the increased load demands  
21 in the summer, and, of course, crime still remains  
22 an issue that we work on consistently, but again, I  
23 do think there's been a major change.

24 We had doors that were Swiss cheese in  
25 the past. We had a camera system that was basically

1           dysfunctional in the past, and we've got a good  
2           cemented relationship with the Hoboken Police  
3           Department.

4                       The past five years have seen us  
5           overhaul the worst of our systems. We've brought in  
6           well over \$15 million in outside funding. We've  
7           addressed our boiler systems, our fire sprinkler  
8           systems, our elevators, our roofing systems. We had  
9           rain literally coming into occupied units that had  
10          been raining inside of occupied units for a number  
11          of years we I walked in. We've adjusted our camera  
12          systems, our doors, our emergency generator systems,  
13          our stairwell ventilation systems, which have helped  
14          immensely. These haven't been easy projects and  
15          it's been crucial to the health and safety of our  
16          residents. In these types of work, this type of  
17          work, when you replace the roof, when you do your  
18          emergency generators, when you do your foundational  
19          work on entry systems, those aren't things that HUD  
20          gives you credit for. They don't give you points on  
21          your inspections for those. Those are foundational  
22          issues to make the organization run better in the  
23          long run, but still, they do not take points off on  
24          an inspection for a bad roof, an elevator, you can

25

cover that stuff up. If they have an emergency

26

1 generator, points don't come off ventilation or  
2 boilers. They don't take points off at the time of  
3 inspection. So yes, have we suffered still on  
4 inspections with HUD? Yes, we have, but we've known  
5 what we're doing on that, because we have been  
6 dedicated to dealing with these problems. I would  
7 rather have five points off on an inspection and  
8 have an elevator that actually doesn't get stuck at  
9 two in the morning with my residents in it, and I'd  
10 rather have a boiler system that functions.

11 Does that mean that we're not doing to  
12 move next over to that issue with our REAC and HUD  
13 inspections? Yes, we are. And I think later on we  
14 mention Mr. Mohan's plan that he's been working  
15 steadily on since he entered with us and that I'm  
16 very impressed with on his move toward how we're  
17 going to pass our next REAC inspections, because we  
18 can take time and resources now and it's going to  
19 take sometime and resources.

20 In that effort to redevelop and  
21 refurbish our properties, we've formed our first  
22 nonprofit arm ever. It's happening. Housing For

23 Hoboken is there. We've established solid  
24 relationships for the future, anywhere from Hoboken  
25 City over to HUD to Washington to the HUD Inspector

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1 General, to the housing finance agency, and our  
2 numerous nonprofit organizations.

3 We have our two initiatives in place  
4 and functioning. We've got our RAD program that's  
5 closing soon at Fox Hill. We are really getting  
6 close. That's going to bring over 2 million in  
7 renovations over to Fox Hill. And we should,  
8 hopefully in January, be to the full board with an  
9 approval for our planning and consulting  
10 organization that's going to lead us through our  
11 vision for the rest of our properties, including our  
12 main campus.

13 So just a quick summary. I think we're  
14 still dealing with our housing stock, but I think  
15 our future looks bright. I think we're ready to  
16 take on those challenges. We've got the right  
17 connections, we've got the right people in place,  
18 we're getting the right experience, and I'm really  
19 looking forward to seeing that redevelopment within  
20 the Housing Authority.

21                   On Covid-19 issues, we've had a tough  
22                   month. We've had up to seven maintenance employees  
23                   out at one time because of Covid leave, and a number  
24                   of management employees as well. It's a tough month  
25                   on that. We've kept up. We've attacked our

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1                   emergency work orders, but it's really been a tough  
2                   month.

3                   On our Housing Choice Voucher Program,  
4                   we have received funding and this is the sum of  
5                   \$334,967 to increase in rental assistance for  
6                   voucher holders is an amount that we're going to get  
7                   over the next 12 months on a monthly basis, and this  
8                   is specifically aimed at giving us some relief for  
9                   residents of voucher holders whose income may go  
10                  down, so, therefore, our assistance payment may go  
11                  up, and the ability to cover some of those costs.

12                  We've also received 65,000 to cover  
13                  staffing and admin costs during the pandemic. That  
14                  65,000 is for a little extra staffing and/or the  
15                  ability to buy, say, a laptop for somebody so they  
16                  could work from home during the pandemic. So we've  
17                  gotten that in addition to the other Covid funds  
18                  that have come in.

19                   We continue to keep our community rooms  
20                   closed, with regular activities remaining cancelled,  
21                   this Phase 2 has got everyone pretty well worried  
22                   and I think we're seeing some of the effects of it,  
23                   and we're going to keep those closed until further  
24                   notice and be very restrictive on those.

25                   We are hosting a series of Covid

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1                   testing events at our elderly and disabled units.  
2                   They seem to come in bunches. It's interesting, we  
3                   didn't have any -- we had some right at the  
4                   beginning of the pandemic, and now we've had some  
5                   events put on the by the state last Friday. For  
6                   example the Mayor's office and the City has also --  
7                   and those will continue, and the City has also done  
8                   door-to-door testing at Fox Hill, and I just got a  
9                   call this afternoon from Leo over at the City that  
10                  they're coming to Adams on Monday for door-to-door  
11                  testing, and they'll be at Monroe on Wednesday for  
12                  door-to-door testing as well. The more of that we  
13                  can have, the better. We welcome that. These tests  
14                  are not only for our residents but also for staff,  
15                  and the state ones that are being put on last Friday  
16                  and coming again, I think, on the 14th, are for

17 anybody in the Hoboken community. So our residents  
18 took great advantage of it. We did over 200 tests  
19 last Friday, and they're going to be back soon. So  
20 we really welcome that. It's a scary time in that  
21 regard.

22 Staff continues to work from home. We  
23 continue to do modified schedules when we can with  
24 people that have issues. So we have seen that  
25 spike, like I mentioned before. It's been the worst

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1 since the pandemic began.

2 Resident rent issues. Late fees  
3 continue to be waived. We continue to adjust rent  
4 levels without the usual documentation for folks,  
5 and we continue our DropBox with our rent  
6 collection.

7 I do have an attached Covid-19 budget  
8 to my report.

9 Housing For Hoboken had a busy month.  
10 They're working hard with the planning consultant.  
11 We had hoped at one point to have the planning  
12 consultant contract to this meeting, but we do have  
13 some details to work out. They gave us a proposal,  
14 Housing For Hoboken met, and then we had a special



15 meeting with them with the subcommittee of the  
16 Housing For Hoboken group this week, and we're  
17 moving forward. So we hope to come back to you with  
18 that in January, okay?

19 Our architectural engineering firm is  
20 developing that bid package to proceed with the bids  
21 for 43 of our worst vacant units.

22 Update on the HMA funding. The roofs  
23 are complete. Exterior tuck pointing at Monroe is  
24 complete. The first three buildings, as I mentioned  
25 before, at Andrew Jackson are nearing completion.

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1 Really in the next couple of weeks they should be  
2 done as soon as the City signs off, and we'll be  
3 moving on to Phase 2.

4 We have the Adams Gardens elevator  
5 under construction as well and that's expected to be  
6 complete at the end of December, and then moving on  
7 to the second elevator at Adams with about a 90-day  
8 completion time on that second elevator.

9 Fox Hill: Final HUD approval is  
10 obtained. We're made significant progress. I think  
11 Attorney Fitzpatrick and our financial consultant,  
12 Lisa and I, have been working with the bank in

13 getting the final documentation into them. And  
14 we're thinking now sometime early in the new year  
15 that we'll be able to close on the RAD financing  
16 for Fox Hill and move from there.

17 We are working on developing a scope of  
18 work for the remaining funds out of our CDBG  
19 funding. The gate contracts are out for Adams and  
20 Monroe, depending on whether -- we're worried that  
21 it's a good chance that this is going to go into  
22 spring depending on how the weather goes. The  
23 contractor has the permit requests out. He's got  
24 the submittals in, but we've got to make sure that  
25 the weather is good because we'd like to get that

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1 done before the snow flies, if possible.

2 The Adams sewer project is complete.  
3 If you remember, that was a sewer line that went  
4 straight down through the lobby at Adams. We are  
5 completed on that project. So we're moving on that.  
6 That was very successful by the way.

7 Management report. As noted above,  
8 welcome to Frank, and we're glad to have him aboard.  
9 We have been working hard on that Admissions and  
10 Continued Occupancy Policy for the last 30 days.

11 You know, you were on the hearing with us back on  
12 the third. We've had extensive meetings with the  
13 Resident Advisory Board, and I had a meeting with  
14 the Resident Advisory Board after our December 3rd  
15 meeting as well. So we really appreciate that input  
16 and I think we're fashioning a good document. I am  
17 going to ask the Chair and the Board, kind of, with  
18 the idea to have any discussion we want, but also  
19 table that for today. We do have at least one new  
20 idea that came out of the Resident Advisory Board  
21 and staff talks, at -- on the ACOP and that's an  
22 idea to do a preference for veterans. We have had  
23 an issue in the past of renting our efficiency  
24 units, our zero bedroom units. They rent the  
25 slowest. People want one bedrooms. They want one

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1 bedrooms, and I understand that. But there is an  
2 opportunity, and I think Frank's done this before,  
3 we've had some good conversations, I appreciate  
4 Frank's idea on this following up, and I think we'd  
5 like to examine that idea and get it in as part of  
6 the ACOP. We're not ready with that tonight. So we  
7 need to take a good look at that and make sure what  
8 we know we can do and make sure we're operating

9 correctly on that, so I don't want to rush it. I do  
10 want this passed in January.

11 CHAIRMAN MELLO: If I could just  
12 interject. That's not going to require us to have  
13 another special meeting, again, right?

14 EXECUTIVE DIRECTOR RECKO: I had a talk  
15 with Matt about that and we believe that because it  
16 did come organically out of staff and resident  
17 discussions that it can be a revision that comes out  
18 of those reviews.

19 Matt, you want to expound on that a  
20 bit?

21 MR. M. FITZPATRICK: Sure. That  
22 essentially answers the question. It is provided  
23 for in the regs that essentially that anything that  
24 comes out of the public hearing and the comment  
25 period and the RAD Board meetings can be

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1 incorporated without the need for an additional  
2 hearing.

3 CHAIRMAN MELLO: All right. Thank you.

4 EXECUTIVE DIRECTOR RECKO: Yeah, thank  
5 you.

6 COMMISSIONER SMITH: Was this from the

7 public comments and the hearings? The changes?

8 EXECUTIVE DIRECTOR RECKO: No, it came  
9 out of our discussions after the public comments and  
10 the hearings with the staff. So the came out of our  
11 discussions on how to fill our units quicker.

12 COMMISSIONER SMITH: So it was a staff  
13 discussion that didn't include the public. So,  
14 Matt, does that still apply?

15 MR. M. FITZPATRICK: So staff was part  
16 of -- essentially, is part of the public in that  
17 sense, as long as -- I talked to the Director about  
18 this today -- as long as it is discussed further  
19 with the RAD Board, I take the position that it is  
20 okay to incorporate those changes.

21 EXECUTIVE DIRECTOR RECKO: And we will  
22 go back to the RAD Board on this. We would never  
23 make this change or any kind of change without going  
24 back to them and discussing it thoroughly.

25 CHAIRMAN MELLO: Before it's front of

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1 us again there will be another meeting with the RAD  
2 Board.

3 EXECUTIVE DIRECTOR RECKO: Absolutely.  
4 Good group, too.

5                   So we've got the two proposals for  
6                   project-based vouchers. One of them is on the  
7                   agenda tonight. We are looking at our facade at  
8                   Monroe Gardens. We must take some remedial actions  
9                   on that facade and we've got our architect working  
10                  on a bid package for that.

11                  Boiler systems are up and operating. I  
12                  had mentioned before that Mr. Joshi, our maintenance  
13                  director, is working on our workout plan for passing  
14                  this year's REAC inspections. We think it's doable.  
15                  It's going to take a little bit of investment, but  
16                  he has been slicing and dicing pulling apart all  
17                  past inspections and doing a workout plan. We are  
18                  going to have to bring on some additional part-time  
19                  skilled workers, but we've been over the numbers a  
20                  number of times, and we really think if we start  
21                  now, that by spring, we can be ready for a REAC  
22                  inspection. HUD has not told us when they might  
23                  restart REAC inspections. We hope they start them  
24                  in the spring, because we want to get this behind  
25                  us, but I would think it would be more like summer

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1                  by the time they actually come out and do REAC  
2                  inspections, but we're looking forward to it,

3 because we can get this -- we can get this turned  
4 around.

5 In maintenance we had a number of  
6 special projects, as we do almost every month and I  
7 did list them here, ranging from bathroom tiles,  
8 bathroom walls to kitchen counters to cabinets.  
9 These are all projects that were done within this  
10 month. Windows and glass, sidewalk repairs, and  
11 reworking of landscaping between 208 Harrison.

12 Our 2019 audit is almost complete. We  
13 are waiting on a draft from the auditor, file draft  
14 from the auditor and we would expect that we will be  
15 with the finance committee and then to you next  
16 month with the 2019 audit. Now that is the number.  
17 It's fiscal year ending 2019, not the physical year  
18 ending 2020. So the whole audit process is a year  
19 behind, but we're working toward closing that out  
20 with them.

21 We have worked on resident services,  
22 reacting, organizing food drives, things that are --  
23 things that are donated. I think Daniel and his  
24 group has done very, very well. I'd like to give a  
25 special thank you to Daniel and his volunteer

1 partners for their work in responding to the needs  
2 of our residents. They've assisted with the Covid  
3 testing at Monroe Gardens last Friday. I don't  
4 think they would have pulled that off successfully  
5 without them, because the folks that did the testing  
6 didn't bring enough people and Daniel and his staff  
7 jumped right in to help.

8 So we do have a resident services  
9 report, and I will close off my report by asking  
10 Daniel to give us a brief rundown on what we've got  
11 coming up for the holiday season here at the Hoboken  
12 Housing Authority. Daniel?

13 MR. PEREZ: Thank you so much,  
14 Director.

15 We have a number of holiday events  
16 coming up in the next few days. The Hoboken Food  
17 Pantry will have their holiday market with free toys  
18 and toiletries and other items for our community  
19 this Saturday from 11 a.m. to 1 p.m. at the food  
20 pantry location on Washington Street.

21 Then also on the Saturday, Hoboken  
22 Grace with their annual Christmas exchange, our  
23 families will have the opportunity to actually pick  
24 up from their wish lists at 301 Garden Street  
25 location, and that starts at 1 p.m. this Saturday.

↑



1                   Then we fast forward to next week and  
2                   on the 18th, the Rotary Club, through the efforts of  
3                   Commissioner Erica Seitzman, has been working with  
4                   the Housing Authority on identifying a number of  
5                   children to provide toys, and that's going to be on  
6                   the 19th of December, and there will be various  
7                   pickup locations, and the closest pickup location  
8                   will depend on the address that is provided on the  
9                   registration.

10                   For example, if a resident lives on  
11                   Andrew Jackson, then the pickup location will be the  
12                   605 gymnasium. And if a resident lives up by  
13                   Christopher Columbus, then they will have a  
14                   different pickup location, which will not be the 605  
15                   Jackson Street location. So the Rotary Club is  
16                   working hard to accommodate those families that  
17                   registered, so it will be easier for them to pick up  
18                   their toys.

19                   If we fast forward to the 21st, we're  
20                   going to have the Senator Stack with his annual toy  
21                   giveaway, and that's coming to the courtyard at 3  
22                   p.m. Thank you, Director, for that update. That  
23                   information came in today. So he does that every

24 year at the 221 Jackson Street location. Being that  
25 that's not available for this year, they will be on

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1 the courtyard on the 21st. So we really appreciate  
2 the efforts to Senator Stack in always supporting  
3 and bringing joy to the residents and our families  
4 here at the Housing Authority.

5 And Amazing Truth Society, which is a  
6 karate program that has been at the Housing  
7 Authority for over ten years will also be supporting  
8 the efforts of the Hoboken Housing Authority in  
9 providing free toys to our community on the 22nd and  
10 this is going to be the 411 Marshall Drive community  
11 room. That's going to be a grab-and-go, and that's  
12 going to be from 4 p.m. to 6 p.m.

13 I want to take a moment to really thank  
14 the Director and all of the staff that has worked  
15 really, really hard this year in making sure that we  
16 provide services, resources, support in programs to  
17 our community. I also wants to thank all of our  
18 partners in the City of Hoboken, and also the City  
19 as well for their amazing effort and support in  
20 making sure that during this pandemic our families  
21 are helped.

22                   In many, many different ways, the  
23                   Hoboken Food Pantry has been phenomenal in providing  
24                   resources, all types of resources to all of our  
25                   families. So thank you to the Hoboken Food Pantry.

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1                   And I'm highlighting the Hoboken Food Pantry, just  
2                   because, you know, as you know nutrition and food is  
3                   so essential, and I really thank them for that.  
4                   There were also many other organizations to joined  
5                   us during this effort, and I really want to  
6                   appreciate -- I really appreciate their amazing  
7                   partnership with the Hoboken Housing Authority in  
8                   caring for our families.

9                   Thank you, Director. Thank you,  
10                  Commissioners, for your effort and support in  
11                  resident services. And thank you Erica and Andrew  
12                  as well and Mr. Mello for your leadership in  
13                  resident services as members of the Resident  
14                  Services Committee. Thank you.

15                  EXECUTIVE DIRECTOR RECKO: Thank you,  
16                  Daniel. And thank you for your all your hard work.  
17                  I've rarely seen anyone so dedicated to their job,  
18                  willing to work day, night, and lead this Housing  
19                  Authority and resident services.

20 It's been an interesting year, has it  
21 not?

22 MR. PEREZ: It has been. It has been.

23 EXECUTIVE DIRECTOR RECKO: It has been.  
24 We've been down some roads, so thank you. That's  
25 the end of my report.

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1 CHAIRMAN MELLO: Okay. We'll move on  
2 to Reports of Committees. I do want to say that the  
3 Housing For Hoboken, that we're getting very close  
4 to being able to put in front of a contract for  
5 services, for our Commissioners, but it's probably  
6 not going to be until -- we will be able to get it  
7 by the January meeting.

8 EXECUTIVE DIRECTOR RECKO: That's our  
9 goal. Yes, we can do that.

10 CHAIRMAN MELLO: Good. All right. And  
11 then do we have any other Committee reports? Seeing  
12 none. Moving on. We have to go do the public  
13 portion.

14 COMMISSIONER IMPASTATO: I just have a  
15 quick question, Chair.

16 CHAIRMAN MELLO: Yes.

17 COMMISSIONER IMPASTATO: I did notice

18 that some of these -- some of these committees, I'm  
19 not sure if they've met all year. So, like,  
20 Facilities and Capital Improvement Committee. I'm  
21 not sure if they met in a while. Is it somewhere  
22 where we need -- I know this is in our bylaws, but  
23 should these committees be meeting monthly or are  
24 these once a quarter to meet and get everything they  
25 need to, you know, discuss and get on the same page

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1 with? Personnel? I don't know if Personnel  
2 Committee has met in a while. So, you know, I  
3 don't -- can you hear me?

4 CHAIRMAN MELLO: Yeah, I could hear  
5 you. I mean, the Personnel Committee has met, you  
6 know, we've discussed -- we've been in discussion  
7 with the Director about, you know, Mr. Merchand and  
8 interviews and making sure that that position was  
9 filled. It's just nothing that needs a report at  
10 this meeting.

11 COMMISSIONER IMPASTATO: Got you. I  
12 think it would be -- it would be everybody working  
13 on full cylinder if we got a -- for those committees  
14 that haven't met in a while, we get a nice little  
15 recap of what's going on. You know, I think it

16 would have been great to have a personnel recap  
17 committee meeting based on what you guys talked  
18 about with Frank. That would have been -- like, I  
19 don't know if you talk about who was interviewed  
20 or --

21 CHAIRMAN MELLO: I mean, it's not the  
22 Board to control the interview. It's just we were  
23 really making sure that that position was going to  
24 be filled.

25 COMMISSIONER IMPASTATO: Yeah.

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1 CHAIRMAN MELLO: We don't take part in  
2 the interview process.

3 COMMISSIONER IMPASTATO: No, no, I know  
4 that. I just -- you know, that's the only question  
5 I had. And I wasn't sure if Facilities and Capital  
6 Improvement met in a while, so...

7 CHAIRMAN MELLO: Okay. All right.  
8 Thank you for that input.

9 All right. Now, I guess we -- this is  
10 the part where we should have the public portion now  
11 considering how we altered the agenda. Correct? Am  
12 I correct, Mr. Fitzpatrick?

13 MR. M. FITZPATRICK: Yes, correct, Mr.

14 Chair.

15 CHAIRMAN MELLO: All right. Thank you.

16 So who do we have?

17 I know we have Ms. Reyes has indicated  
18 and the chat that she'd like to speak. I guess  
19 we'll start with her.

20 SECRETARY PRIESTLEY: Barbara.

21 CHAIRMAN MELLO: You have the floor.

22 Commissioner Reyes, you have the floor.

23 MS. REYES: Hi, good evening,

24 everybody, can you guys hear me.

25 SECRETARY PRIESTLEY: Yes, good

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1 evening.

2 MS. REYES: Yes, how are you. My name  
3 is Barbara Reyes. For Mr. Merchand, it's a pleasure  
4 to meet you. I haven't had the pleasure to meet you  
5 in person, but I do work in the community, and I  
6 look forward to meeting with you so that we can help  
7 the residents anyway that we can as well.

8 I actually want to speak on a few  
9 things. Yesterday, I believe, I went to a meeting  
10 with the Hoboken Police Department and Councilman  
11 Ramos, and there were some things that were brought

12 up that were quite concerning to me, one of them  
13 being that we had an individual who participates in  
14 the meeting every month, but has not -- I mean,  
15 every time we meet, has not lived in Housing for  
16 over a month and a half. She informed everyone that  
17 was there that her card was still working. She just  
18 went through the Housing Authority parking lots and  
19 her card was still activated. I -- just previously  
20 before she had gotten there, I had brought this up  
21 to the officers there because I've seen a lot of the  
22 individuals who are doing narcotics out here and  
23 selling it and using it or whatever, they have  
24 cards. They access our parking lots. They access  
25 our doors, some of them. So I think it's really

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1 important that we really keep in mind that when  
2 individuals are moving out, and I brought this up at  
3 the last meeting, that as soon as they're moving out  
4 and everything is given to the manager, that at that  
5 point that card should be taken. There's no reason  
6 why they should have anymore access to the building.  
7 Now what some of them are doing is that they're  
8 giving it to these individuals, so that they can  
9 continue to use them to do illegal activity. So I



10 did bring that up to the officers. I also brought  
11 up to the officers the -- I could honestly say, as  
12 far as the public safety and the police here in  
13 Hoboken trying to do their best for us. They are.  
14 There has been improvements. But it's not only  
15 their job. It's also the Housing Authority's job.  
16 It takes -- it takes the managers calling in and  
17 saying, "Listen, I have a hangout at 320 Jackson  
18 Street from seven in the morning till four in the  
19 afternoon." You have managers in there. You have  
20 staff in there. Why is no one calling the cops?  
21 That's unacceptable. You have residents -- I had a  
22 resident that came to me yesterday while I was  
23 waiting for my children outside to tell me she  
24 called the cops yesterday because at seven in the  
25 morning she was going to drop her children off to

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1 their grandmother's house who lives there, and there  
2 was a total hangout in there. She went back at  
3 3 o'clock and there was about 13, 14 guys hanging  
4 out in that same hallway. That's unacceptable. And  
5 sorry, this is something that, yes, we can sit here  
6 and blame the Hoboken Police Department for not  
7 doing what they're supposed to be doing, but we, as

8 an agency, and I say "we," because, you know, I'm  
9 from here, and I've been on many of your seats  
10 before, so I say: We have to work collectively if  
11 we want these issues to be resolved. So I think  
12 that this is something that we really need to get on  
13 top of because it is a safety issue. It's a safety  
14 issue for all the residents, not just myself, but  
15 everyone that lives there. So that's one of the  
16 issues that I would like to speak about.

17 I also want to talk a little bit about  
18 this meeting, the way you guys are holding these  
19 meetings and you're holding on Zoom. I spent today  
20 about 15 minutes trying to get in and I know that I  
21 was not the only resident. I have people in my  
22 messenger right now on my Facebook saying they  
23 couldn't get in. They're saying that they're being  
24 denied access. This is not fair. This is a public  
25 meeting. This is for us. So I feel that we have to

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1 do better. We have to find a way, if we're going to  
2 continue to have these meetings, whether it's  
3 holding informational sessions how they're doing it,  
4 I don't know, but we have to do better because the  
5 public has to have access to being on these

6 meetings. This is our right.

7 One of the other things, I know that  
8 Danny mentioned a few things about the Rotary giving  
9 out toys. I just want to know if there's going --  
10 he stated something about pre-registration. Will  
11 that pre-registration be on your web site? And if  
12 so, when will it be up? Because I didn't see  
13 anything up on the web site prior to this meeting,  
14 so I want to make sure because we are informing  
15 residents of the Housing Authority of any events  
16 that are happening, and we would like to inform them  
17 of this if they have children that they can  
18 participate.

19 Also, the Stack Annual Giveaway. He  
20 said the courtyard. There's two courtyards.  
21 There's the Fifth Street courtyard and there's the  
22 Third Street courtyard. Can we get information  
23 about that?

24 And the ACOP meeting that we had the  
25 other day. I'll be honest with you, I didn't speak

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1 that day because I was kind of caught off guard  
2 about that meeting. I'll be honest with you, I  
3 learned about that meeting probably 15 minutes

4 before I got on the meeting, because they put it by  
5 my elevator. Why? Because they know that I attend  
6 these meetings. That paper was not there when I  
7 left for work in the morning. That was placed the  
8 date of the meeting. That is not fair. You're not  
9 going to get the residents' input if you put a  
10 meeting like that, a public notice like that, the  
11 day of the meeting. How do you expect to get actual  
12 people to attend these meetings? You can't. You  
13 absolutely can't. And you're definitely not going  
14 to get the residents' input.

15 So that -- those are my concerns as a  
16 resident. I also want to inform you guys that on my  
17 work side. Hopes has decided collectively to go  
18 remote as of this Monday. We are working remotely.  
19 That does not mean that we're not available for the  
20 residents. Residents have reached out to me and I  
21 have been willing to help them, even if they just  
22 come to my house and pick up the paper. We have  
23 fliers at the Family Resource Centers with our  
24 direct numbers so that they can get in touch with  
25 us. So if you like, I can e-mail that to you, Mr.

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1 Recko, so you guys can share with the managers so

2 that if you have any residents that of any specific  
3 need or assistance, that although we're working  
4 remotely, we are still willing to help the residents  
5 the Housing Authority. So thank you.

6 MR. MOHAN: No. Than you, Mrs. Reyes.  
7 If I may, the Director had mentioned to me the  
8 concern about the cards. So we took to look at this  
9 this morning and we went back a whole year to make  
10 sure that anybody that left the Housing Authority in  
11 the last 12 months and anyone in the buildings was  
12 double checked and anything that was still left  
13 outstanding was closed. So I can tell you that as  
14 of today, anybody that moved, that might have fell  
15 through the cracks was taken care of, and I agree  
16 with you, it has to become the minute that someone  
17 leaves the apartment, we deactivate the cards. And  
18 I really want to thank you because I know that as  
19 someone who hears the public and they are coming to  
20 you, you, on top of feeling everything that you feel  
21 and your own concerns, you take on the concerns of  
22 your neighbors, and it's your voice, I can hear, I  
23 can hear not just like the passion but the pain, and  
24 I look forward to working with you because I agree  
25 with you, it isn't -- everything isn't about the

1 police, we need the police and we need better  
2 policing in general, but that has nothing to do with  
3 the Hoboken Police, it has to do with -- it has to  
4 start with us in the community and the community,  
5 the Housing Authority is the community. So I agree  
6 with you that as I didn't get the chance to meet you  
7 and your neighbors and we can work together, we will  
8 be stronger than any help that the police can give  
9 us at this time, because we need to work together.  
10 So I do agree with you and you're absolutely right,  
11 I would not want to walk to my building and see the  
12 things that happened, and I know that these are  
13 things that cannot be done like a light switch, but  
14 we can do it as long as we try. And as long as we  
15 keep trying and keep working together, we could keep  
16 coming up with ideas. I know that -- I can look at  
17 all the things that are wrong, but I think all the  
18 things that are right, and all the things that are  
19 working is if we can -- if we can focus on those  
20 things, we can amplify them, and with your passion  
21 and you're not the only one. I've heard your voice,  
22 through the many people in four days, and I know  
23 that everybody is at that point. I know that as a  
24 society and as a police department, there are waves

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that happen. Years, there are times that are better

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than others, and I think that we are definitely, as

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a whole, not in Hoboken, I think society right now,

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we're all in hurt, but I see the uptick. I think

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once we get out of this pandemic, all these tools

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that we're getting, and I agree with you as far as

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communication and fliers and, Daniel, in the few

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days that I've been here, I see how he gets a call

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about something and he tries to put the fliers

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together. I agree that there has to be a more

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modern way that we can get to everybody quickly so

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that everybody can get as much information and as

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much resources and they come to us as possible, as

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quickly as possible.

14

So all I ask of you is that don't give

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up on us because I'm not going to give up on you and

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I know that, you know, you're going to keep getting

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it from your constituents and I'm going to keep here

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with you, so let's try to help each other as much as

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we can.

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MS. REYES: Thank you. Thank you. I

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appreciate that.

22

One last suggestion. Maybe we should

23 also stream this meeting Facebook like we do with  
24 City Council and every other public meeting, that  
25 would also help the residents to get more involved

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1 and have input. So just a thought guys.

2 EXECUTIVE DIRECTOR RECKO: That's a  
3 great idea. Thank you for that.

4 COMMISSIONER IMPASTATO: I thought we  
5 were doing -- I though we were going to do that.

6 COMMISSIONER SMITH: I believe I asked  
7 about that at the last meeting. I think I sent an  
8 e-mail as well.

9 EXECUTIVE DIRECTOR RECKO: All right.  
10 Okay. We'll make sure we take a look at that.

11 CHAIRMAN MELLO: Okay. Do we have  
12 anybody else?

13 SECRETARY PRIESTLEY: Yes, you have  
14 Antoinette Tomarazzo.

15 CHAIRMAN MELLO: Ms. Tomarazzo, the  
16 floor is yours.

17 MS. TOMARAZZO: Hi, good evening.  
18 Thank you very much, Chair. My name is Toni  
19 Tomarazzo and I'm a Board Officer of the Hoboken  
20 Community Center. We run both the 96 room SRO



21 located a 1301 Washington as well as the Hoboken  
22 Food Pantry, and it's been our privilege to work so  
23 closely with Danny Perez and with Director Recko.

24 Since March 25th of 2020, the Hoboken  
25 Food Pantry has served 9,000 meals or bags of

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1 groceries to Hoboken households. Fifty-one percent  
2 of our clients are over the age of 65, and we have  
3 two locations that we distribute from specifically  
4 aimed at serving both our HHA population in Hoboken.  
5 To make it convenient for them, we're located  
6 currently at the 605 Jackson Street gym. Prior to  
7 the weather change, we participated, thanks to the  
8 cooperation of Daniel and Director Recko, at the 311  
9 Harrison courtyard. We also distribute at 124 Grand  
10 Street, which is the Multi Service Center, which is  
11 convenient for many of the senior buildings and, of  
12 course, food is always available out of our pantry  
13 to 13th Street between Hudson and Washington.

14 You know, the Hoboken Community Center  
15 is very dedicated, you know, to our community. One  
16 of the things that we focus on and has been our  
17 mission since 1920, is to house low income single  
18 men. This is a tax credit eligibility affordable

19 project. This is a place where our theater system  
20 consists of typically either the Hoboken shelter,  
21 Garden State Episcopal or other agencies. We bring  
22 them to the single resident occupancy with the hopes  
23 of having them be successful and move them into  
24 further housing accommodations.

25 Unfortunately, like many of our

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1 affordable housing programs, we run on a break-even  
2 budget, and when we have significant capital issues  
3 or we get hit with the effects, as we all have, of a  
4 pandemic, our rate of income does not cover our  
5 operating expenses, and it hasn't, even prior to the  
6 pandemic, to a great extent, because we are now in  
7 year 11 of our rehabilitation, and as I'm sure all  
8 of you who are in affordable housing or even just  
9 general development know, that's when things start  
10 to break down, and we've experienced significant  
11 capital expenses.

12 One of the reasons that our project,  
13 which, again, is part of the continuum of affordable  
14 housing in Hoboken, one of the reasons that it's  
15 been such a financial struggle is that when the tax  
16 credit programs started to rehabilitate these rooms

17 we were promised 75 or 80 Section 8 vouchers, and  
18 not one materialized, because if you recall and if  
19 you're like me you don't like to recall, the  
20 economic crisis that hit our country in '09, '08,  
21 '10, right at the time that we were starting this  
22 rehabilitation, and those vouchers were simply not  
23 available to us when we closed on our rehabilitation  
24 and started to repopulate our rooms at the very last  
25 week of December 2012. Most of our leases started

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1 January 1st of 2013.

2 So we find ourselves in an  
3 exceptionally difficult position. One that leaves  
4 us very vulnerable and because of the import of  
5 having 96 rooms for men who would but otherwise be  
6 seeking other affordable housing options, we appeal  
7 to the Authority, the Housing Authority to help us  
8 to locate and award vouchers.

9 And after quite a bit of work and a  
10 back and forth, at this point I understand that  
11 there are five vouchers that are available to our  
12 program, and while we certainly had hoped for a  
13 significant number more, especially, you know, in  
14 light of the fact that we must all look at

15 affordable housing in the totality of the  
16 circumstance in Hoboken, but even the five, that's a  
17 step in the right direction. We have the -- we will  
18 make available on a project-based situation those  
19 rooms to people who are very needy, and but for this  
20 particular housing program, we find it very  
21 difficult to be housed.

22 So I rise tonight, first and most  
23 importantly, to thank you all, because as much of a  
24 success as this food pantry has had in 2020, it lies  
25 on your backs as well for the cooperation that this

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1 Board has shown us in being able to serve and we  
2 have every intention of continuing that now and into  
3 the future. But I also rise to urge you that  
4 without these vouchers, which have an absolute bona  
5 fide need in the city, we will not be able to  
6 continue successfully to run this program.

7 And so your cooperation, as we have  
8 cooperated with you, is greatly appreciated, and I  
9 thank you and I'm available to answer any questions  
10 that anyone may have, and I look forward to really  
11 fruitfully employing these first five vouchers and  
12 also to continuing our relationship with you and

13 growing it stronger.

14 We have some very nice surprises for  
15 2021 regarding the expansion of our services, and I  
16 hope to be back to see on you in January to announce  
17 them. Thank you.

18 COMMISSIONER SMITH: Chair, if I may?

19 CHAIRMAN MELLO: Yes, Commissioner  
20 Smith, please.

21 SECRETARY PRIESTLEY: You're on mute,  
22 Mr. Smith.

23 COMMISSIONER SMITH: First, Toni, I  
24 want to thank you so much for all of the work that  
25 you do. It is so admirable. The dedication that

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1 you have to the community of Hoboken and again all  
2 the work that you do to help our underprivileged  
3 community, but I do have a couple of questions.

4 My first question is: Do you have --  
5 is there any written documentation of the promise of  
6 those 90 vouchers for that agreement that you had  
7 prior to the financial issues that occurred in this  
8 country?

9 And secondly, my question is: And  
10 while I do understand your plight and understand the

11 from fragility of the program that you're serving  
12 and how there is a need, I ask you that: Is it  
13 right that we take from one needy population who  
14 barely has anything, and these vouchers, you know,  
15 are a lifeline to a better life for a lot of  
16 residents who have been waiting a very long time in  
17 this community and who have signed up for these  
18 vouchers, and some who have waited over 20 years, is  
19 it fair to take from them to support another needy  
20 population?

21 CHAIRMAN MELLO: Well, you know, we  
22 have a resolution --

23 MS. TOMARAZZO: I apologize. I was on  
24 mute. I'm sorry, Commissioner, I apologize. But I  
25 would address your two questions.

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1 The first question you asked,  
2 Commissioner, was: Is there something in writing?  
3 And the answer is yes. In 2007, when this program  
4 was envisioned, in order to qualify for what is  
5 always in any affordable housing program, as I'm  
6 sure you know, Commissioner, a patchwork of  
7 financing. I mean, unfortunately in this country  
8 none of our authorities, none of our affordable

9 housing programs can walk in and just take Item A  
10 off the shelf and do a program. It's always this  
11 ridiculous patchwork where you and I and all of us  
12 are hat in hand going to every gosh darn place, and  
13 that's what happened with our program.

14 So we have a document. It's the  
15 business plan for the formulation. It was actually  
16 done by an outside consultant. It's Triad, which  
17 I'm sure you are all very familiar with. They  
18 actually serve to continue to service Hoboken as the  
19 CDBG coordinators, and in that document the pro  
20 forma balancing sheet and income statement was laid  
21 out, and that pro forma balance sheet and income  
22 statement and business plan is what was approved by  
23 BCA and the County of Hudson.

24 So if you assume, and I hate to throw  
25 legalese in here, but if you assume that there was,

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1 you know, arguing that there was a confluence that  
2 it was approved as written, that those vouchers  
3 would support that pro forma document approved by  
4 BCA and approved by --

5 COMMISSIONER SMITH: I'm sorry, but  
6 that was written by a third-party, correct? That

7           wasn't written by or anything in writing from the  
8           Hoboken Housing Authority that we be turning over  
9           our vouchers to supports that program.

10                   MS. TOMARAZZO: No, that would not be  
11           I'm sure counsel can give you that --

12                   COMMISSIONER SMITH: That was really my  
13           question, because if it's created by a third-party,  
14           then more it's more of a speculation --

15                   MS. TOMARAZZO: It's not a third party.

16                   COMMISSIONER SMITH: -- than a promise.

17                   MS. TOMARAZZO: I understand that,  
18           Commissioner. It's not a third party.

19                   This was a document, just like the HHA  
20           using consultants to prepare documents for you, this  
21           was a consultant preparing a document that was  
22           adopted by the State of New Jersey and by the County  
23           of Hudson. So to answer your question --

24                   COMMISSIONER SMITH: But not by this  
25           Board.

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1                   MS. TOMARAZZO: Not by --

2                   COMMISSIONER IMPASTATO: Not by the  
3           Hoboken Housing Authority.

4                   MS. TOMARAZZO: Nor could it have been.



5 COMMISSIONER IMPASTATO: Okay.

6 MS. TOMARAZZO: You wouldn't have; been  
7 able to contract that way.

8 So from the totality of the  
9 circumstance, the other question you asked me and I  
10 respect that question you asked, should -- is it  
11 right to take away the potential of a voucher from a  
12 family that's either on the waiting list or in  
13 substandard housing? My answer to you,  
14 respectfully, is that there is a continuum of  
15 affordability care in Hoboken. It's not -- the HHA  
16 is the overseer of a federally funded program, it  
17 doesn't mean that just the HHA, per se, population  
18 is involved. If we look at the totality of the need  
19 of affordable programs, and again, we have a program  
20 with 96 rooms. We have 18 people, that's 18 of 96  
21 rooms that have not paid rent since April of 2020.  
22 When the moratorium on evictions is up, and I'm sure  
23 you all have a similar circumstance, unfortunately,  
24 unfortunately, we are going to have to move for  
25 eviction on those individuals. If we had vouchers,

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1 how would we apply them? They would certainly make  
2 a difference. So what I would say, Commissioner, is

3 I think if I had a magic wand, and each morning I  
4 wish I did, I'd wave it, and I would fix every  
5 building at the HHA, and I would apply a voucher to  
6 every single family who needed it.

7 I'm rising tonight to plead with you  
8 that we can't leave out the 96 men any longer in  
9 Hoboken. It's the vital component of our affordable  
10 housing, and respectfully to all of the  
11 Commissioners on this Board, I view affordable  
12 housing in Hoboken as a continuum. We all work  
13 together. That's exactly why the Hoboken Community  
14 Center works so hard to provide food to the Hoboken  
15 Housing and all of the Hoboken residents, and not  
16 just the 96 men at the Hoboken Community Center. We  
17 all have to work together and this is a means in  
18 which we can do that.

19 COMMISSIONER SMITH: While I agree,  
20 Miss Tomarazzo, again, I agree exactly with what  
21 you're saying, we all have to work together to  
22 support this entire community. I just, in your  
23 response, there wasn't anything that to me justified  
24 robbing our Peter, which is the Hoboken Housing  
25 Authority, to pay your Paul, which is that -- that

1 program that you're trying to support. So, again, I  
2 just difficult -- again, I agree a hundred percent.  
3 We all have to work together to support this  
4 community, but the people in this Hoboken -- I work  
5 for the Hoboken Housing, I serve the Hoboken  
6 Authority board, and my responsibility is to this  
7 community, and to make sure that we oversee the  
8 resources, the limited, limited and very few  
9 resources that this community has.

10 So, again, taking from a very limited  
11 community already to help another needy community,  
12 again, despite the noble effort, I just don't see  
13 how we justify it.

14 MS. TOMARAZZO: Well, I appreciate your  
15 input. I would just -- and I respect your input,  
16 Commissioner Smith, I would just tell you my only  
17 dispute with that statement is that I don't think  
18 we're two separate communities, we're one, and --

19 COMMISSIONER SMITH: And I agree with  
20 that, Miss Tomarazzo. As a matter of fact, when I  
21 served on the Board for the Hoboken Relief Fund, it  
22 was you, when we were taking the funds to try to  
23 provide relief to individuals, it was you who wrote  
24 an e-mail to us to ask us to not provide relief to  
25 individuals because you didn't feel that it was the

1 right move. So I'm just confused by your passion in  
2 this move --

3 MS. TOMARAZZO: That's a different --

4 COMMISSIONER SMITH: You know, when you  
5 go talk about the continuum, and it's all sort of  
6 supporting each other --

7 MS. TOMARAZZO: That's a different  
8 statement.

9 COMMISSIONER SMITH: That's a conflict  
10 to what you're saying now.

11 MS. TOMARAZZO: No, it's not. I'll  
12 address that. It's not, Commissioner Smith, it's  
13 not different at all. That was private funds and in  
14 my opinion, it should have been spent to support a  
15 program that was not funded before. That's a  
16 different issue. It's private funds that was not  
17 federal or state or county or city money. That was  
18 private funds that was being taken in and it was my  
19 own opinion, and not that of the H -- I'm sorry, the  
20 Hoboken --

21 COMMISSIONER SMITH: When you talk  
22 about supporting everyone, we had that opportunity  
23 to support everyone and you chose to advocate to

24 support just the business community.

25 MS. TOMARAZZO: I understand that, but

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1 the other people that -- let me address that if you  
2 would. The people who are being supported  
3 Commissioner Smith, the individuals had other  
4 resources. I'm appealing to this Commission -- I'm  
5 sorry, to this Board tonight because the men at the  
6 Hoboken --

7 COMMISSIONER SMITH: They had other  
8 resources.

9 MS. TOMARAZZO: -- have no other  
10 resources. The completely separate issue regarding  
11 the Covid Relief Fund, there were other resources  
12 for individuals there were, at the time, and by the  
13 way, as you know, that's changed, that at the time  
14 the business units did not have other resources.  
15 Fortunately, now, they do.

16 COMMISSIONER SMITH: They had the PPP.

17 CHAIRMAN MELLO: Okay. Guys, guys, we  
18 are not -- first of all, the public portion is not  
19 supposed to be a back and forth and that's actually  
20 stated at the start of the meeting, and we're not  
21 talking about the Hoboken Relief Fund on our agenda



20 ahead, Commissioner.

21 COMMISSIONER IMPASTATO: (201)

22 737-7790.

23 SECRETARY PRIESTLEY: Okay.

24 CHAIRMAN MELLO: She's appears on the  
25 screen. She just has to be unmuted.

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1 COMMISSIONER IMPASTATO: There you go.

2 MR. M. FITZPATRICK: Go ahead, sorry,  
3 Commissioner.

4 SECRETARY PRIESTLEY: Who else,  
5 Commissioner, besides Adrian Rollins, who else?

6 COMMISSIONER IMPASTATO: Pat Waiters  
7 wants to talk.

8 SECRETARY PRIESTLEY: What is her  
9 number?

10 COMMISSIONER IMPASTATO: (201) 204 --

11 SECRETARY PRIESTLEY: Okay, I see it.

12 COMMISSIONER IMPASTATO: 6691.

13 SECRETARY PRIESTLEY: Okay. So we'll  
14 give Adrian or Matt, do you want to speak?

15 MR. M. FITZPATRICK: What I was going  
16 to say is when you're done with those members of the  
17 public, there is also a Q and A comment from Ray





16 MR. H. FITZPATRICK: That's correct.

17 COMMISSIONER IMPASTATO: If this

18 doesn't work, could I call her?

19 MS. ROLLINS: Hello? Hello?

20 CHAIRMAN MELLO: Okay. You have the

21 floor.

22 MS. ROLLINS: Okay. Adrian 560

23 Marshall Drive, 2G. I did send an e-mail to the

24 MYHHA at MYHHA.COM, NJ.COM, so I'm going to read

25 that e-mail to you.

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1 I need my rent receipts corrected. I  
2 am not paying the \$75 that I withheld due to the  
3 Housing Authority's negligence of not alerting me  
4 that there is an issue above and below me with mice,  
5 and if you would have taken the time to let me know  
6 and make sure that the holes that my son decided to  
7 take upon himself and seal when we heard about the  
8 mouse issue, maybe I wouldn't have had to take the  
9 money out of the rent if you would have did it right  
10 on your end. That's the first thing.

11 Not every resident has internet access  
12 or a smart phone. You're relying on the internet  
13 and web sites and that's not good enough. Fliers

14 get ripped down daily. They need to put be put  
15 actually underneath the doors. And why are the  
16 Housing and Hopes trucks still parking in resident  
17 parking spaces? The residents need these parking  
18 spaces. They're our business trucks and they should  
19 be parked on the street, not in the parking lots  
20 where the residents need to park.

21 The cleanliness of the buildings during  
22 the elevator repair project before and after is  
23 horrible. My stairwell hasn't been mopped in  
24 months, so, and the weekends they don't do anything  
25 either, and they don't even clean on the weekends, I

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1 would say the same dirt stuck on the wall, spit or  
2 vomit, whatever it is, for the past week. Nobody  
3 has been taking care of it.

4 There's constant mice in the hallways.  
5 My son, when I sent this e-mail on November 28th,  
6 said he had just seen a mouse in the hallway, and  
7 had to wait to open our door so that the mouse  
8 wouldn't get into my unit, and he shouldn't have had  
9 to do that either.

10 We need to know who our manager is,  
11 because apparently Mr. Footman is no longer with the

12 Housing Authority from word of mouth from every  
13 resident under the sun that I've heard, we need to  
14 know who our manager is, and properly be notified  
15 with a flier under our door with an e-mail address  
16 and a phone number to verify who it is. We have to  
17 be properly informed and we're not.

18 The last time we spoke about having a  
19 newsletter was 2016, and you need to do a newsletter  
20 that will have residents informed. They need HUD  
21 articles and HUD information. I actually can create  
22 one. It takes not that long to do to show you what  
23 a newsletter should look like, and we had  
24 newsletters in the past, but you guys got rid of  
25 them, for some reason.

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1 And also when my bell, when someone  
2 rings my bell, it doesn't come under the same phone  
3 number all the time, it comes under different phone  
4 numbers. It's like it's being forwarded from a  
5 different number. You need to get that fixed and it  
6 should be consistent. I shouldn't be getting 15  
7 different phone numbers for someone ringing my bell.  
8 Like, when my son gets home from work some nights,  
9 he'll put in the number, and I'm getting three

10 different phone numbers. I have to ask who is it,  
11 of course, but I know it's my son, when he tells me  
12 "I'm at the bell," and I'm getting, oh, okay that's  
13 the bell, I'll let you in. Give me a minute  
14 respect.

15 And residents are entitled to copies of  
16 inspection reports done through HHA and the HUD.  
17 I've asked a few times in the past few years for  
18 copies of my inspection report and never received  
19 one. I believe I have a right to a copy of that.  
20 It would be nice.

21 So also for those vouchers, I don't  
22 believe it should go to anyone but who is on that  
23 Section 8 wait list. People are waiting long enough  
24 for them, and there's no reason why they should have  
25 to wait any longer, and as for the people at the

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1 Hoboken Community Center, they have to deal with  
2 that. We all have to deal with someone who is  
3 homeless or struggling to pay the rent, and maybe  
4 there's another way that they can be helped instead  
5 of yanking the voucher out from under somebody who  
6 needs it as well. So let's work together and take  
7 care of the people on the list first, not those --

8 the ones who are at the YMCA, they should be putting  
9 an application in when the list opens up and not  
10 yanking it from the people who are already on the  
11 list. That's really, really wrong. It's  
12 disgusting. You can't do that. You're taking --  
13 it's like taking something away from a baby. It's  
14 horrible. You should be ashamed of yourselves.  
15 That is all.

16 CHAIRMAN MELLO: Thank you, Ms.  
17 Rollins. I believe we have Ms. Lesanne. Is she  
18 queued up to speaking, Lourdes, you have to unmute  
19 yourself.

20 SECRETARY PRIESTLEY: Ms. Waiters, Ms.  
21 Waiters.

22 CHAIRMAN MELLO: Ms. Waiters, you have  
23 the floor.

24 SECRETARY PRIESTLEY: She has to dial,  
25 I guess, pound to unmute herself.

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1 CHAIRMAN MELLO: Is it star six or  
2 pound six?

3 SECRETARY PRIESTLEY: Star six. I'm  
4 sorry.

5 MR. H. FITZPATRICK: Star six.

6 SECRETARY PRIESTLEY: Star six.

7 CHAIRMAN MELLO: Is she 339-4991  
8 number?

9 SECRETARY PRIESTLEY: That is Harold.  
10 She is the (201) 737-7790, Andrew?

11 COMMISSIONER IMPASTATO: Yes.

12 SECRETARY PRIESTLEY: She's not  
13 unmuting herself.

14 CHAIRMAN MELLO: I guess press star and  
15 then six to unmute herself.

16 MS. ROLLINS: Yeah, you already got my  
17 number, 737-7790. This is Adrian. I've already  
18 spoken.

19 COMMISSIONER IMPASTATO: She's on the  
20 phone with me and she's saying she's still muted.

21 SECRETARY PRIESTLEY: Tell her to  
22 press -- okay, here she is, okay. She's allowed to  
23 speak now.

24 CHAIRMAN MELLO: All right, Ms.  
25 Waiters, you have the floor.

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1 COMMISSIONER IMPASTATO: No, no, Pat,  
2 you're with me. You're not on the thing. They said  
3 that you have the floor, so did you hit star six?

4 She's trying. She's saying "hello." Can I put her  
5 on speaker here and just allow her to talk through  
6 this?

7 CHAIRMAN MELLO: The point is, it seems  
8 like Ms. Rollins is still unmuted. Is that it that  
9 the person is unmuted.

10 SECRETARY PRIESTLEY: She's muted.

11 COMMISSIONER IMPASTATO: Her number --

12 MS. ROLLINS: No, I'm not.

13 CHAIRMAN MELLO: No, she's not.

14 MS. ROLLINS: I'm not.

15 CHAIRMAN MELLO: 790 is Ms. Rollins.

16 So we need to mute that number and then what are the  
17 digits of Ms. Waiters' number?

18 COMMISSIONER IMPASTATO: Pat is 6691.

19 CHAIRMAN MELLO: 6671, so she's remain  
20 muted.

21 SECRETARY PRIESTLEY: 6691. Where is  
22 she? I don't even see her.

23 CHAIRMAN MELLO: She's --

24 COMMISSIONER IMPASTATO: She said she's  
25 going to call back.

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1 SECRETARY PRIESTLEY: Okay.

2 CHAIRMAN MELLO: Lourdes, do you have  
3 your view set up for the full gallery view, because  
4 I see her on my screen.

5 SECRETARY PRIESTLEY: I see her. She  
6 needs to unmute herself.

7 CHAIRMAN MELLO: Now she's off.

8 SECRETARY PRIESTLEY: Do we go with  
9 Michelle Lesanne?

10 CHAIRMAN MELLO: We'll go with Michelle  
11 Lesanne. We will come back to Ms. Waiters if we can  
12 get this together. All right.

13 MS. LESANNE: Hello? Hello?

14 CHAIRMAN MELLO: Yes. You have the  
15 floor, Ms. Lesanne.

16 MS. LESANNE: Yes, good evening,  
17 everyone. Long time, no see. I hope everybody is  
18 in the best of health.

19 When I got on, I heard the lady talking  
20 about the Section 8 vouchers. As I remember, as a  
21 kid growing up, I'm not taking anything away from  
22 them because we appreciate everything that they come  
23 down here and do, but I remember growing up and we  
24 used to go to camp, because we used to catch the bus  
25 up there by the YMCA, and the YMCA always was rented



1 by men. I never seen women. I know they say it was  
2 a woman's side, but I never seen women but I seen  
3 men, and it was always rented. They always had rent  
4 up there and then when they closed it down and  
5 renovated it, I didn't even know that they were  
6 renting this out for people again. Anyway, I feel  
7 bad for the people issued, because me myself, I'm  
8 disabled and I live in the Housing Authority. But I  
9 think there should be some type of funding that the  
10 City should try to do to help them instead of trying  
11 to take the Section 8 vouchers away from the  
12 families here that want to try to get -- Housing  
13 Authority wants you to get ahead, they want you to  
14 move on. So, I mean, why take it from the families  
15 that actually need this, that want another chance to  
16 get a better life for them and their children? I  
17 think it's really unfair and to hear that it's  
18 something, a letter about they were promised 90 of  
19 them and actually -- and if anybody is doing stuff  
20 like that and trying to held the Housing Authority  
21 accountable, it's not an acceptable. Because if  
22 they don't have in writing from Housing Authority,  
23 there's no way possible that they should give that,  
24 but what they should do is try to work out something

25

with the City and Housing Authority where they can

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1 be able to get something just as well, because we  
2 got a lot of homeless people walking around here.  
3 It's a lot of women, it's a lot of men, it's kids,  
4 it's families that are homeless, families that are  
5 living with each other, because my kid, my two boys  
6 they just recently broke up in their relationship,  
7 they're kind of homeless, and I don't want them here  
8 because I don't want to deal it and they have not  
9 came here. So I mean, to address this issue of  
10 homeless it has to start from the state, the city,  
11 or everybody has to come together on one accord to  
12 doing something about the homelessness, because it's  
13 just, you can't just think about the men, you got to  
14 think about the women, too, because the women are  
15 important as well, because they got children. They  
16 may not have custody of their children because their  
17 children are with someone else. We got to think  
18 about everybody everything cross the board. We just  
19 can't say a thing about the men. I understand where  
20 they're coming from because they're frustrated, but  
21 Housing Authority has enough on their plate trying  
22 to handle what they have here, and to just take it

23 away rudely from the people that have been waiting  
24 for it for a long time I think is very unfair. I  
25 understand and I synthesize with everyone because no

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1 one wants to be in that issue, but you just can't  
2 take away from the Housing Authority, that's, again,  
3 the state needs to become involved, the city needs  
4 to become involved, and get on one accord, and see  
5 what they can do for everybody, because it's a lot  
6 of affordable homes here in Hoboken. There's a new  
7 property coming up now where affordable. No one of  
8 us could get in. I mean, we don't know about it  
9 until after it's filled. So something has to -- all  
10 these people that are doing these things that all  
11 have to get together, don't come jumping on Housing  
12 Authority trying to take the Housing Authority  
13 because you know what Housing Authority got. It's  
14 not fair. I understand it should go around all the  
15 board, but that's a separate entity from Housing  
16 Authority. And I really think it's unfair.

17 COMMISSIONER LEWIT: I would like to  
18 responds.

19 CHAIRMAN MELLO: Yes, Commissioner  
20 Lewit.



19 kitchens. You're lucky if you have a refrigerator  
20 and a microwave in your room and this should not go  
21 under because this is serving the homeless  
22 population in this City.

23 COMMISSIONER SMITH: Aaron, I just want  
24 ask when you speak as "we," are you speaking as a  
25 member of that Board as a member of the Hoboken

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1 Housing Authority Board.

2 MS. LESANNE: Okay, wait, can I say  
3 something?

4 CHAIRMAN MELLO: We're not considering  
5 this measure until later on the agenda. So let's  
6 reserve our comments for them as Board Members.

7 MS. LESANNE: Can I speak to say  
8 something, Dave?

9 CHAIRMAN MELLO: Yes, Michelle, you  
10 still can.

11 MS. LESANNE: Okay. I understand, sir,  
12 now that say, okay, it's open to the Hoboken, so you  
13 just clarified something for me, which is great, but  
14 what I'm saying is I understand the "Y" went under  
15 before because I lived in Hoboken all my life. The  
16 "Y" went under before you. I understand that. But

17 I said, like I said, the state, the government, I  
18 mean, they got -- what about them? They can't help  
19 out as well? Because you're taking from -- I  
20 understand you need the vouchers for men, but what  
21 about women with children? You just can't choose  
22 the men over women with children. I think they  
23 should be prioritized for women and children, before  
24 you give it to the men. I understand. I see the  
25 homeless. I pray for the homeless every day because

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1 God knows what they going through, but, I mean, just  
2 to take 90 something? What about women with  
3 children, sir? You can't say, "Just take it for" --  
4 give 90 for the men. What about the women? A man  
5 can always get a roof over his head. It's hard for  
6 a woman with children. I am a mother with children.  
7 And it is very hard to keep a roof over your head,  
8 especially with the economy going as it is, people  
9 don't have money, people losing jobs. It's hard.  
10 And I'm speaking from a woman's perspective, I'm not  
11 speaking from a man, because a man always can find a  
12 place to lay his head. I'm talking about the women  
13 and the children.

14 CHAIRMAN MELLO: All right. One

15 minute. All right. Thank you. Thank you for your  
16 comments, Ms. Lesanne. I appreciate them.

17 MS. LESANNE: You're welcome.

18 CHAIRMAN MELLO: Now have we got Ms.  
19 Waiters on the line?

20 SECRETARY PRIESTLEY: Ms. Waiters?  
21 You're 6691. Talking has been permitted, so. Ms.  
22 Waiters.

23 MS. WAITERS: Hello?

24 CHAIRMAN MELLO: Yes.

25 MS. WAITERS: Hello?

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1 CHAIRMAN MELLO: All right. The floor  
2 is yours.

3 MS. WAITERS: Please. All right, I'm  
4 unmuted now, but I'm telling you it was you that was  
5 having me muted out. Thank you so much, Andrew. I  
6 can't thank you enough. I don't want to lose focus  
7 here, and Mr. Smith. Is Mr. Smith still there?

8 CHAIRMAN MELLO: He sure is.

9 COMMISSIONER SMITH: I'm here, Pat.

10 MS. WAITERS: All right, Pat Waiters,  
11 hello.

12 COMMISSIONER SMITH: I'm here, Pat.

13 You hear me?

14 MS. WAITERS: Hello. Pat Waiters. Let  
15 me tell you one thing that's very rude and  
16 disrespectful as a whole. I was on the phone two  
17 hours. Thank you, Andrew, so much. I wish I was  
18 near you to hug you with a mask on. I was on the  
19 phone two hours when you first told me of the  
20 meeting, okay? And number two, you guys got to  
21 really find a way where you can accommodate us with  
22 these meetings where -- I understand what they're  
23 saying with everything got to be virtual or whatever  
24 like that, but the Board of Education, which is,  
25 they did does a meeting in the auditorium, which is

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1 huge, why don't you look into something like that  
2 where we could sit four seats apart or whatever, but  
3 we got to start these meetings back up where I know  
4 safety is first because there's a dying need with a  
5 lot of issues that's going on in Housing Authority.  
6 I think that was so disingenuous tonight to paint  
7 this pretty picture, and I'm glad I heard the whole  
8 meeting, making it seem like everything is peaches  
9 and creams in the housing.

10 Number one, Frank, I don't know who



11 you, but let me introduce myself. My name is  
12 Patricia Waiters. I lived in Hoboken since 1964,  
13 okay? I might not get appointed for any of these  
14 boards, because a lot of people in this town is  
15 intimidated by me, okay? They may tell you they  
16 not, but they are. But you will learn about  
17 Patrician Waiters because it's not easy to let me go  
18 away, okay? I'm a watchdog for this city. I love  
19 my city. I love my community. And I'm nobody's  
20 pushover, and that's why they choose not to put me  
21 on these boards, and with respect to people calling  
22 in and dealing with not for profit, Mrs. Tomarazzo,  
23 last night we just spoke about vouchers. I'm so  
24 hurt to hear you get on the phone tonight and  
25 represent somebody, because that's what I'm going to

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1 call it, because you're speaking on their behalf,  
2 about vouchers. We just said the way the lists are  
3 being tampered with, the way our vouchers and the  
4 way of getting into housing is being tampered with  
5 by politicians, by people in power. We just asked  
6 for an independent audit, so we need somebody to  
7 monitor those lists, monitor those vouchers, the  
8 little bit of affordable housing we have right here

9 in Hoboken, we can't get in it, because you got  
10 people with the list taking \$5,000 a pop, doing  
11 illegal stuff with waiting lists, okay and with  
12 vouchers. It's disgusting. And I'm telling you,  
13 Ms. Reyes spoke and she said it exactly. It's got  
14 to stop. You guys have no residents involved. You  
15 could keep talking about a RAD board and a this  
16 Board. You got 5,000 tenants, okay? None of those  
17 tenants is involved. The way we're going to get  
18 change, I don't care what you people you bring here,  
19 start to getting those residents involved. You  
20 playing those tenants down there against each other,  
21 you playing them against each other. And Danny, I  
22 go through this with you all the time. We  
23 appreciate any donation, anything that people try to  
24 do to help us, but I'm tired of them taking  
25 advantage of HHA's vulnerability. They take

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1 advantage of those vulnerable people down there. So  
2 all kinds of not for profit programs free little  
3 gifts, free little candies, dinner. You got this  
4 residents down there fighting with each other. Not  
5 that they don't appreciate it, because half of the  
6 people ain't getting it. And it's not fair. You

7 got a mess. And I'm upset tonight to hear you on  
8 this phone talking about the homeless population and  
9 the shelter. Shame on the YMCA because they went  
10 through five different managers. I was the one that  
11 fought hard. You all are never going to give me  
12 credit when it's due. I advocated for so many  
13 people. I even got them TRAs. I showed them the  
14 how to get a TRA to live in the "Y," and I don't  
15 give people's name and information, but I did it for  
16 over 14 men that living at YMCA. Two of them I even  
17 got in the housing. They just received housing.  
18 And it's sad because I take care of everybody. I'm  
19 not in nobody's not for profit. I'm not getting no  
20 backdoor deals and backdoor cuts. Enough of the  
21 politics is enough, and that's what this city is ran  
22 by. That's what -- and I mean the best pick they  
23 could have ever did, Andrew, was put you on the that  
24 Board. And thank God we seeing change, because I  
25 know you ain't there being nobody's follower, and

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1 definitely not you, Mr. Smith. You spoke phenomenal  
2 tonight. You called it like you see it. You don't  
3 have to worry about a politician coming after you  
4 retaliating. You are there for the residents. You

5 are there for the Hoboken Housing residents. They  
6 have suffered long enough. Long enough. I'm going  
7 to you all my information one more time. I got to  
8 stack o complaint forms from HUD. I working on  
9 right now getting a independent investigation. You  
10 had directors come through there making millions or  
11 dollars and thought they got away scott free because  
12 they left. I want them all investigated. And I'm  
13 going to show you. I'm going to show you the wrong  
14 and illegal and unethical behavior that's going on,  
15 that's why we can't get nowhere in the Housing  
16 Authority, because it's ran politically. Again, my  
17 name is Pat Waiters. My e-mail is  
18 Patricia632@Yahoo.com, and this conversation is  
19 going to go a little further because I'm asking for  
20 an independent investigation into the Housing  
21 Authority. And HUD, I already told them last week,  
22 they better get on their bike and take me very  
23 seriously. I'm not in nobody's camp. I'm for the  
24 people. I'm an independent community advocate.

25 CHAIRMAN MELLO: All right, Pat.

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1 MS. WAITERS: And again, thank you,  
2 Dave. I can't thank you enough, Dave. Thank you,

3 Andrew. Oh, my God, I don't know what I'd do  
4 without you. Thank you, Andrew. And you guys are  
5 getting ready to e-mail from me and I expect these  
6 nine Commissioners to do their due diligence and do  
7 what's right for the people of Housing Authority.  
8 Thank you. Good night.

9 CHAIRMAN MELLO: All right. Thank you.  
10 All right. I gave you an extra minute, Pat, I want  
11 you to remember that, all right? Okay. Thank you  
12 for your comments, as always. Do we have anything--

13 MR. M. FITZPATRICK: Mr. Chair, this  
14 goes to my comments to Lourdes that Mr. Rodriguez  
15 submitted a comment. I understand about the timing,  
16 but it does look to me like there are some other  
17 people, members of the public. I don't know if we  
18 know that they don't want to speak, but it may be  
19 appropriate, especially based on our past practice  
20 to ask them if they'd like to speak.

21 CHAIRMAN MELLO: Okay. Yeah, but so  
22 we've tackled the Mr. Rodriguez e-mail first? Was  
23 that something that you received.

24 MR. M. FITZPATRICK: He put a Q and A  
25 on the chat, but from what I can see he's also on

1 the line as well.

2 CHAIRMAN MELLO: All right.

3 MR. M. FITZPATRICK: He submitted a  
4 Zoom question, essentially, through the Q and A  
5 function.

6 CHAIRMAN MELLO: The Q and A function.  
7 I got you.

8 MR. M. FITZPATRICK: But he's on the  
9 line as well.

10 CHAIRMAN MELLO: So I'm going to --  
11 well, does he want to speak or I'll give him the  
12 option. I'll either read his Q and A question --

13 MR. M. FITZPATRICK: That would be  
14 appropriate to give him the option.

15 CHAIRMAN MELLO: Okay. Mr. Rodriguez,  
16 if you could hear me, I hope you can, just please  
17 indicate whether you'd like me to read your question  
18 into the record or if you'd like to ask the question  
19 directly. Lourdes, do we know which number he is.

20 SECRETARY PRIESTLEY: Yeah, I just  
21 unmuted him.

22 CHAIRMAN MELLO: Okay, great. So you  
23 just unmute him. I see his name up on the screen  
24 Mr. Rodriguez, I believe if you're on via the phone,  
25 you have to do the star six progression of key

▲

1 strokes.

2 MR. RODRIGUEZ: Hey, guys, you hear me?

3 CHAIRMAN MELLO: Yes, you have the  
4 floor, sir.

5 MR. RODRIGUEZ: First let me say, God  
6 bless you all. Director, I'm happy you're okay, and  
7 you're not as sick as some other people out there.  
8 So I'm glad you pulled through very well, and you  
9 look great, by the way.

10 My question to the Board is: How soon  
11 can we get in the community rooms? The reason, I  
12 had a conversation with the Board -- with the  
13 Director, and I told him I'm on board with whatever  
14 you guys decide. You know, I've been there 11 years  
15 now, this October is 11 years, and I'm at the point  
16 where parents are calling me telling me about their  
17 kids becoming a little bit depressed. They're  
18 pretty angry. There's no outlet for them. And I'm  
19 hoping that, you know, we can get in these rooms  
20 sooner to give these kids something to do, because  
21 it's becoming a thing where I'm not sleeping at  
22 night. Besides having insomnia and worried about my  
23 kids and then worried about my other kids, kids that

24 are not of my blood, you know, it's tough because,  
25 you know, you hear the parents sometimes teary-eyed.

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1 I haven't seen any of them crying, but you could  
2 hear it in their voices, and they're concerned for  
3 their children. So I'm hoping that -- listen, you  
4 don't have to respond now, but I'm hoping that, you  
5 know, this happens soon, where we can get inside  
6 those community rooms. I would like to start  
7 teaching today, if possible, you know, but like I  
8 said, I told the Director I'd be waiting on you  
9 guys, and that's what I'm waiting for, and, you  
10 know, hopefully I've given the Director the paper  
11 with safety measures that we would take if you would  
12 let us in there now. I have masks, I have  
13 sanitizing gel. I have antiseptic soap. You name  
14 it, I got it. I bought these things assuming that  
15 we would be in there still. And we would take the  
16 precautions to make sure that no one got sick, and  
17 so, you know, like I said, I leave it in your hands.  
18 You guys are -- you know, no matter what anyone  
19 says, I think you guys are doing a great job, and I  
20 look forward to this January, this year coming,  
21 because we would like to start our new guitar



22 program there, we're just looking at the present  
23 time for an instructor that would volunteer some  
24 time, maybe an hour, two hours, you know, once a  
25 week and the guitars are bought, they're already

90

1 purchased already, you know? It's we need some --  
2 you know, we got the kids to man them, but we don't  
3 have an instructor. At the end of the day,  
4 hopefully, you know, this will help kids more with  
5 focus, you know, besides the karate program. I know  
6 my karate program has been doing a lot of good.  
7 Unfortunately, you know, we're at the point where a  
8 lot of people complaining in reference to this  
9 pandemic and, you know, this is beyond you and me, I  
10 know it and I'm sure you know it, and I know the  
11 Director and I, we spoke about this. This is beyond  
12 you and me. No one can control tomorrow. But at  
13 the same time we're hoping that, you know, you guys  
14 can come up with a solution, something that would  
15 get these kids -- right now we're in 506 and I see  
16 Leo all the time. Right after they finish doing the  
17 testing, we're out there in the cold. So at this  
18 present time that's what we're doing. You know,  
19 we're trying to keep that moving, that momentum.

20 Unfortunately, be aware that Luis Melendez was  
21 invited to the -- to the invitationals for the  
22 Olympic team. This is a kid in your Hoboken Housing  
23 Authority. This kid was invited. Unfortunately, he  
24 had to do that -- he was going to go with me, I was  
25 going to take him but with the -- Covid hitting

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1 everybody, that was on the back burner now. Would  
2 it happen again? I don't know. I couldn't tell  
3 you. Hopefully, you know, we're able to compete  
4 again, so where he can get that national status  
5 again and represent Hoboken Housing. If this kid  
6 does something like that, this will be the first  
7 time ever. I don't know of anybody at the Housing  
8 Authority to even be in an Olympic team. If this  
9 was to happen, this would be a great thing, a good  
10 push forward to motivate other kids to do stuff like  
11 this, you know, and it doesn't necessarily have to  
12 be karate, it doesn't necessarily have to be karate,  
13 but it could be basketball, it could be anything,  
14 you know, football. You know, you got a lot of  
15 great kids. I had a kid just I believe he got  
16 accepted to -- gosh, I don't want to be wrong.

17

COMMISSIONER IMPASTATO: Yale.

18 MR. RODRIGUEZ: He's in a football team  
19 and he's doing great, and he got accepted, a full  
20 scholarship to one of these big --

21 COMMISSIONER IMPASTATO: Yeah, Yale.

22 MR. RODRIGUEZ: -- Ivy League schools.

23 COMMISSIONER IMPASTATO: Yale

24 University.

25 MR. RODRIGUEZ: Yes, thank you, Andrew.

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1 And this kid was my student. I'm very proud of him.  
2 This is what's coming out of this program, and, you  
3 know, what happens when you -- at standing still is  
4 a lot of kids are have a tendency to lose interest.  
5 Let's not let that happen, so that's all I have to  
6 say about that. Like I said, I leave it in your  
7 hands. You guys are doing great. I listen. You  
8 know, every time I'm in the meeting, I'm usually  
9 quiet. You notice last time I was in the meeting,  
10 Lourdes noticed I was in the meeting, and I stood  
11 quiet. I didn't, you know, there's no reason for  
12 me, I just want to listen. I want to know what's  
13 going on. I don't live in Hoboken. I have will in  
14 Bensonhurst, Brooklyn. I would never leave where  
15 I'm living. I'm comfortable. I'm, you know, I have

16 a wonderful wife, kids, and nice place, you know,  
17 so, you know, some people don't have that, you know,  
18 so I'm listening and I'm behind you guys 100 percent  
19 whatever you decide. Thank you.

20 CHAIRMAN MELLO: Thank you. All right.  
21 Thank you, Mr. Rodriguez. All right.

22 Do we have anybody else in the waiting  
23 area? I believe, Mr. Fitzpatrick, you had indicated  
24 that there were maybe some people?

25 MR. M. FITZPATRICK: From what I can

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1 tell there's at least, I guess, there's about six  
2 individuals who have not spoken who have been  
3 listening for quite sometime. I don't know whether  
4 or not they wish to speak, but it may be appropriate  
5 to check with them to be sure.

6 CHAIRMAN MELLO: All right. I see  
7 Mr. Bauman's in the waiting area. I know, I think  
8 he has association with the old "Y."

9 Mr. Bauman, do you want to speak or are  
10 you just listening in?

11 COMMISSIONER LEWIT: Steve, you're on  
12 mute.

13 MR. BAUMAN: I'm sorry about that.

14 Yes, thank you. I'm Steve Bauman. I'm a member of  
15 the Board -- of the Hoboken Community Center and the  
16 MBS Housing.

17 You know, I heard the conversation and,  
18 you know, we are truly all in this together and, you  
19 know, I think, you know, the stories of success that  
20 we have that come through the MBS Housing at the  
21 Hoboken Community Center, you know, are truly great  
22 stories. You know, people kind of graduate out of  
23 there and maybe they get, you know, a nice home in  
24 your area or maybe they move to an area where they  
25 can afford, you know, a rent at market rates, and so

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1 there's a lot of good things going on. We  
2 appreciate kind of working with you guys and ladies  
3 and all your help as well. You know, I heard the  
4 great comments about the food pantry from a few of  
5 you earlier, and, you know, we're grateful that  
6 you're using that service and we're happy to provide  
7 it. That's all I wanted to say. Thanks a lot,  
8 Dave.

9 CHAIRMAN MELLO: All right. Thank you.  
10 I appreciate it. And we have Ms. Garcia is in the  
11 meeting. Do you want to share some comments? Maria

12 Garcia? Again, Ms. Garcia, did you want to share  
13 some comments or are you just --

14 MR. M. FITZPATRICK: I believe she's  
15 muted, Mr. Chair.

16 CHAIRMAN MELLO: Lourdes, have you  
17 unmuted? Given her the opportunity to unmute or  
18 does she have to unmute herself?

19 SECRETARY PRIESTLEY: She's muted. She  
20 needs to unmute herself.

21 CHAIRMAN MELLO: Okay. If she doesn't  
22 want to speak. She might just be listening.

23 SECRETARY PRIESTLEY: Right.

24 CHAIRMAN MELLO: All right. Unless I  
25 hear otherwise, I'm going to assume --

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1 COMMISSIONER IMPASTATO: Hey, Dave,  
2 maybe just tell anybody that if they want to speak,  
3 they could put it in the chat that "I want to  
4 speak."

5 CHAIRMAN MELLO: Yeah, that's a good  
6 suggestion. All right. Anybody who is listening  
7 into the meeting telephonically or by any other  
8 means if they could just put into the chat that they  
9 want to speak as Ms. Lesanne did earlier. Okay. I

10 can see Ms. Colon, Ms. Henderson. I believe  
11 everybody else has spoken. An "M." All right. I  
12 don't think we have anybody else that wants to  
13 speak. Again, one more try. Please enter the chat  
14 right now, you press the "chat" button and then  
15 enter into all the panelists if you want to speak.  
16 If I don't hear from anybody, we're going to move on  
17 to the agenda.

18 All right. I think we're ready to move  
19 on then.

20 Okay. So there's no unfinished  
21 business for this meeting, so I guess we're going to  
22 move on to the reading and approval of the minutes  
23 of the previous meeting.

24 So Resolution 2020-12.01. A resolution  
25 to approve the minutes for the November 12th, 2012,

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1 monthly Board meeting.

2 Do I have a motion?

3 COMMISSIONER SEITZMAN: Motion.

4 CHAIRMAN MELLO: Do I have a second?

5 COMMISSIONER FORMAN: Second.

6 CHAIRMAN MELLO: All right. Do I have  
7 any comments on the minutes?

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Could we have a vote, please.

EXECUTIVE DIRECTOR RECKO: H. Forman?

COMMISSIONER FORMAN: Yes.

EXECUTIVE DIRECTOR RECKO: A.

Impastato?

COMMISSIONER IMPASTATO: Yes.

EXECUTIVE DIRECTOR RECKO: A. Lewit?

COMMISSIONER LEWIT: Yes.

EXECUTIVE DIRECTOR RECKO: D. Mello?

CHAIRMAN MELLO: Yes.

EXECUTIVE DIRECTOR RECKO: E. Seitzman?

COMMISSIONER SEITZMAN: Yes.

EXECUTIVE DIRECTOR RECKO: L. Smith?

COMMISSIONER SMITH: Yes.

EXECUTIVE DIRECTOR RECKO: L. Vega?

COMMISSIONER VEGA: Yes.

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CHAIRMAN MELLO: Resolution 2020-12.02.

A Resolution authorizing the payment of  
the monthly list of bills of the Hoboken Housing  
Authority.

Do I have a motion?



6 COMMISSIONER SEITZMAN: Motion.

7 CHAIRMAN MELLO: Do I have a Second?

8 COMMISSIONER LEWIT: Second.

9 CHAIRMAN MELLO: All right. Any  
10 comments or questions?

11 COMMISSIONER IMPASTATO: Sure. I just  
12 have two questions.

13 CHAIRMAN MELLO: Yes, the floor is  
14 yours, Commissioner Impastato.

15 COMMISSIONER IMPASTATO: The Amazing  
16 Truth Society reimbursement for equipment purchased,  
17 is that part of our resident services RFP process?

18 MR. KOTHERITHARA: Yes, it is.

19 COMMISSIONER IMPASTATO: And the same  
20 question that I asked about the last meeting about  
21 Ray Rodriguez's s stuff, did we receive receipts for  
22 this?

23 MR. KOTHERITHARA: Yes, we did. The  
24 total is \$1,502, and they were all in the contract  
25 year, they were for purchases made after March 1st

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1 of 2020.

2 COMMISSIONER IMPASTATO: Cool, thank  
3 you.

4                   And then, Director, I know we had to  
5                   put some residents in the hotel. Are both of these  
6                   on here for the one family or is this or are there  
7                   two different cases?

8                   EXECUTIVE DIRECTOR RECKO: These --  
9                   Emil, go ahead.

10                  MR. KOTHERITHARA: If it's okay, if you  
11                  don't mind. It's two different cases. So  
12                  Candlewood Suites temporarily housed one case and  
13                  then there was a tenant that we had to relocate  
14                  temporarily at Candlewood Suites due to the elevator  
15                  modernization. So about half that \$2,000 number, I  
16                  could give you the exact breakdown, but is for those  
17                  two tenants, and then we moved the one tenant for  
18                  the relocation to Global Luxury Suites and we  
19                  prepaid it through December 19th. And that's that  
20                  second amount, that's No. 4 on the "Resident  
21                  Services" line.

22                  COMMISSIONER IMPASTATO: So the one  
23                  family that needed to be moved because there was no  
24                  other unit available that met their needs, okay,  
25                  you're saying that's 8,000 total?

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1                  MR. KOTHERITHARA: 8,000 in total would

2 bring us through December 19th, correct.

3 COMMISSIONER IMPASTATO: Okay. And  
4 then what happened, if you could speak about it,  
5 what happened with the other tenant that we weren't  
6 able, during our extensive and expensive relocation  
7 company, why weren't we able to put them in a unit?

8 MR. KOTHERITHARA: I don't know.

9 COMMISSIONER IMPASTATO: Of the other  
10 units that we kept available.

11 MR. KOTHERITHARA: I don't know the  
12 specific circumstances on that, but that resident  
13 was out of 310 Marshall Drive, Mr. Recko, if you  
14 want to speak or take it off line. I don't know.

15 EXECUTIVE DIRECTOR RECKO: No, that was  
16 a temporary, because we had to go into the apartment  
17 and do some major work, so that tenant was put up  
18 temporarily. We finished work and moved that tenant  
19 back.

20 COMMISSIONER IMPASTATO: Relocation due  
21 to renovation of apartment. Okay. So it had  
22 nothing to do with the elevators.

23 EXECUTIVE DIRECTOR RECKO: Correct.

24 COMMISSIONER IMPASTATO: And we  
25 couldn't temporarily move them into one of the units

1 for the elevators.

2 EXECUTIVE DIRECTOR RECKO: Well, when  
3 you're doing a short relocation like that to bring  
4 in movers and move their entire apartment over and  
5 then move their entire apartment back.

6 COMMISSIONER IMPASTATO: Okay.

7 EXECUTIVE DIRECTOR RECKO: You know, it  
8 doesn't work.

9 COMMISSIONER IMPASTATO: Got it.

10 The last question I have was: I saw on  
11 here that there's an asterisk next to it which means  
12 we're going to get reimbursed I'm assume, but it's  
13 for -- where is it? There was an amount for  
14 supplies and maintenance. It's on the first page.  
15 So No. 5 under the "Monthly Maintenance Expenses,"  
16 it says "HD supplied facilities maintenance,  
17 plumbing, electrical, hardware, janitorial, and  
18 lumber supplies, cabinets, countertop for all  
19 clients," 15,000. Why is that -- that fits under  
20 the Covid money?

21 MR. KOTHERITHARA: Only a portion of  
22 that money related to Covid-related supplies would  
23 be reimbursed, because the total monthly or total  
24 for the monthly was 9,322.27. I'm looking for the

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breakdown right now. So there was just a small

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portion of what we purchased from HD Supplies

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\$587.60 that was related to Covid-related supplies.

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The other stuff was for our regular monthly

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expenditures to them.

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COMMISSIONER IMPASTATO: Okay. And

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what were the Covid-related expenses?

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MR. KOTHERITHARA: It's going to take

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me a minute. I believe it was sanitizer. It's

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going to take me a minute, I've got to open up

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another --

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COMMISSIONER IMPASTATO: While you're

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looking at that, my question is: I know we spent a

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lot of money on having the protection with the

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glasses and the borders, the glass borders in the

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offices, so that when someone comes in, you know,

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there could be some discussion without -- with a,

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you know, a screen in front. But we're still, we

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have everybody working virtually, there's no one in

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the office, right?

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EXECUTIVE DIRECTOR RECKO: No, there

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are people in the offices, and not everyone is

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working virtually all the time. We still have

23 participation in the office. For example, I'll be  
24 back in the office on Monday. We have a number of  
25 folks that come in to the offices.

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1 COMMISSIONER IMPASTATO: Okay.

2 EXECUTIVE DIRECTOR RECKO: So it's kind  
3 of a mix, and those have been utilized well.

4 COMMISSIONER IMPASTATO: Okay, so, and  
5 for the update on the Covid money, we were given  
6 \$1,118,225, right?

7 MR. KOTHERITHARA: I don't have it  
8 open.

9 COMMISSIONER IMPASTATO: It was sent  
10 out today.

11 MR. KOTHERITHARA: Yup, that's correct.

12 COMMISSIONER IMPASTATO: So that money  
13 is -- was due to be spent -- did they extent that or  
14 was it January 1, in a couple of weeks, does that  
15 end?

16 MR. KOTHERITHARA: No, that was  
17 extended out for another year.

18 COMMISSIONER IMPASTATO: Oh, another  
19 year, okay. So for that other year, so now we're  
20 growing into a whole 'nother year, we have 312,000

21 left?

22 MR. KOTHERITHARA: Yes.

23 COMMISSIONER IMPASTATO: Okay. And so  
24 that's not going to be enough, right, to do -- to  
25 keep doing -- we're still cleaning, right? Are we

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1 still doing monthly cleaning and disinfecting?

2 EXECUTIVE DIRECTOR RECKO: Yes.

3 COMMISSIONER IMPASTATO: And what's the  
4 cost of that every month?

5 EXECUTIVE DIRECTOR RECKO: That will be  
6 at our fingertips on that.

7 MR. KOTHERITHARA: Yeah, so the last of  
8 the contract with the Board approved was for  
9 \$20,000, so it's running about \$7,000, we're doing  
10 bimonthly. The last round is to be wrapped up in  
11 the next week or so, and then that contract will be  
12 completed. Nothing to date has been paid on that,  
13 so that would deplete some of the \$312,000, that  
14 would have remained.

15 COMMISSIONER IMPASTATO: Okay. And are  
16 we -- are we looking to do, seeing that, you know,  
17 we have a big spike, are we looking to do another  
18 deep-dive clean and disinfectant?

19 EXECUTIVE DIRECTOR RECKO: We haven't  
20 considered yet another deep-dive clean, although we  
21 are going to be going out to rebid the disinfecting  
22 services here in the coming months.

23 COMMISSIONER IMPASTATO: So do you  
24 think that the company that we're spending, what was  
25 it, 7,000 a month? Was that what you said?

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1 MR. KOTHERITHARA: Yes.

2 COMMISSIONER IMPASTATO: So 7,000 a  
3 month, is that sufficient, Director, do you think,  
4 to keep our buildings clean and disinfected?

5 EXECUTIVE DIRECTOR RECKO: I think  
6 we've had some issues with that company and their  
7 contract is up, so I think we're going to be  
8 rebidding that, and I wouldn't be surprised if the  
9 bids come in somewhat higher than they were in this  
10 round because I don't think we'd go back with that  
11 company again.

12 COMMISSIONER IMPASTATO: Got it.

13 So we'll probably fall somewhere  
14 between -- obviously, we're not going to probably  
15 spend the hundred thousand that we did for that one  
16 job, right?



17 EXECUTIVE DIRECTOR RECKO: Yeah, I  
18 don't think we're going to do that level of a deep  
19 dive --

20 COMMISSIONER IMPASTATO: Okay.

21 EXECUTIVE DIRECTOR RECKO: -- again.

22 COMMISSIONER IMPASTATO: All right.

23 Thank you.

24 CHAIRMAN MELLO: All right. Any other  
25 questions or comments from other Commissioners?

1 Could we have a vote, please?

2 EXECUTIVE DIRECTOR RECKO: H. Forman?

3 COMMISSIONER FORMAN: Yes.

4 EXECUTIVE DIRECTOR RECKO: A.

5 Impastato?

6 COMMISSIONER IMPASTATO: Yes.

7 EXECUTIVE DIRECTOR RECKO: A. Lewit?

8 COMMISSIONER LEWIT: Yup.

9 COMMISSIONER FORMAN: D. Mello?

10 CHAIRMAN MELLO: Yes.

11 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

12 COMMISSIONER SEITZMAN: Yes.

13 COMMISSIONER FORMAN: L. Smith?

14 COMMISSIONER SMITH: Yes.

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COMMISSIONER FORMAN: L. Vega?

COMMISSIONER VEGA: Yes.

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CHAIRMAN MELLO: All right. Resolution  
2020-12.03. A Resolution to award a contract for  
the replacement of a sewer line.

Do we have a motion?

COMMISSIONER FORMAN: I make a motion.

CHAIRMAN MELLO: I'll second it.

COMMISSIONER SEITZMAN: Second.

CHAIRMAN MELLO: All right, you could  
second it, Commissioner Seitzman.

Do we have any questions or comments?  
Could we have a vote, please?

EXECUTIVE DIRECTOR RECKO: H. Forman?

13 COMMISSIONER FORMAN: Yes.  
14 EXECUTIVE DIRECTOR RECKO: A.  
15 Impastato?  
16 COMMISSIONER IMPASTATO: Yes.  
17 EXECUTIVE DIRECTOR RECKO: A. Lewit?  
18 COMMISSIONER LEWIT: Yes.  
19 EXECUTIVE DIRECTOR RECKO: D. Mello?  
20 CHAIRMAN MELLO: Yes.  
21 EXECUTIVE DIRECTOR RECKO: E. Seitzman?  
22 COMMISSIONER SEITZMAN: Yes.  
23 EXECUTIVE DIRECTOR RECKO: L. Smith?  
24 COMMISSIONER SMITH: Yes.  
25 EXECUTIVE DIRECTOR RECKO: L. Vega.

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1 COMMISSIONER VEGA: Yes.  
2 CHAIRMAN MELLO: All right. I'll make  
3 a motion to table Resolution 2020-12.04 at the  
4 Executive Director's recommendation.  
5 Do I have a second for that motion?  
6 COMMISSIONER SEITZMAN: Second.  
7 CHAIRMAN MELLO: Okay. Any other  
8 questions or comments?  
9 COMMISSIONER IMPASTATO: So we're  
10 tabling that. Now, are we going to -- are they

11 going to have a subcommittee meeting, because  
12 there's admissions and continued occupancy  
13 committee.

14 EXECUTIVE DIRECTOR RECKO: Yes. I'd  
15 love to have that committee get back together. I  
16 think we're going to have that, we'll have another  
17 RAD Board meeting, we'll have that meeting and we'll  
18 come back to this Board with full and go back over  
19 the policy, but we got a number of changes that came  
20 out of comments.

21 CHAIRMAN MELLO: If the committee  
22 members could just text me -- or not text me, e-mail  
23 me whether they think we should have that meeting  
24 before or after the RAD meeting, I think that would  
25 be appropriate to know that, and then we'll have

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1 that, we'll make sure we have that either before or  
2 after depending on people's preference. All right?  
3 So please e-mail me about that, if you could, by end  
4 of day tomorrow, maybe, let's say?

5 All right. Any other questions or  
6 comments?

7 We could have a vote on that motion to  
8 table?

9 EXECUTIVE DIRECTOR RECKO: H. Forman?  
10 COMMISSIONER FORMAN: Yes.  
11 EXECUTIVE DIRECTOR RECKO: A.  
12 Impastato?  
13 COMMISSIONER IMPASTATO: Yes.  
14 EXECUTIVE DIRECTOR RECKO: A. Lewit?  
15 COMMISSIONER LEWIT: Yes.  
16 EXECUTIVE DIRECTOR RECKO: D. Mello?  
17 CHAIRMAN MELLO: Yes.  
18 COMMISSIONER FORMAN: E. Seitzman?  
19 COMMISSIONER SEITZMAN: Yes.  
20 COMMISSIONER FORMAN: L. Smith?  
21 COMMISSIONER SMITH: Yes.  
22 COMMISSIONER FORMAN: L. Vega.  
23 COMMISSIONER VEGA: Yes.

1 CHAIRMAN MELLO: Okay. The next is  
2 Resolution 2020-12.05.

3 A Resolution to award a contract for  
4 project-based vouchers between the Housing Authority  
5 of the City of Hoboken and the MBS Housing Urban  
6 Renewal, LLC.

7 I will make a motion to adopt this.

8 Do we have a second?

9 COMMISSIONER SEITZMAN: Second.

10 CHAIRMAN MELLO: All right.

11 Any questions or comments, and I do

12 want us to be disciplined in this and make our

13 points and move on to a vote.

14 So do I have anybody who has anything--

15 COMMISSIONER IMPASTATO: I have a

16 question right off the bat, if I could just start

17 with that.

18 Director, can you break down for me,

19 because I know we've had extensive discussions in

20 the last couple of weeks, and the question has

21 always been that we don't have room for -- you know,

22 we thought we were going to have room for, like,

23 let's say, a hundred vouchers back in September of

24 2019, and currently we only have room -- we have

25 funding for five.

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1 So can you break down for me what the

2 funding is and how much money is left?

3 EXECUTIVE DIRECTOR RECKO: Okay. And I

4 might add, I know Emil has been very involved with

5 the numbers on this too. I don't know if we came  
6 prepared to talk about exactly the funding numbers  
7 tonight. We certainly got them. But we've been  
8 heavily involved. Emil, on the -- I don't know if  
9 we have a full report on the exact numbers tonight.  
10 Emil, do you have any perspective on that? Are you  
11 still there, Emil?

12 MR. KOTHERITHARA: Yeah, I'm still  
13 here.

14 EXECUTIVE DIRECTOR RECKO: Yeah, as you  
15 look at that, I will say that, you know, we've done  
16 a deep dive into that previously and we worked with  
17 our fee accountant, Emil, our consultant on this,  
18 and you've taking a look at the numbers and the  
19 numbers are -- have been cross checked this way,  
20 that way, and the other way. I think we'd be glad  
21 to prepare a report, because it gets a little  
22 complicated on our projection, how much money we've  
23 got, how many vouchers we can let out depending on  
24 how much we subsidize on each voucher. So it's -- I  
25 think Emil can comment, but I think it's kind of

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1 difficult to just say, "Okay, you know, we've got  
2 \$500 and we've got this left."

3 COMMISSIONER IMPASTATO: Because this  
4 is my -- this is my concern, is two things: One,  
5 when this was brought up back in 2019, you were very  
6 excited that the HUD approved small market rents, so  
7 that landlords taking the Section 8 vouchers could  
8 not take market rents, and you had mentioned at the  
9 time that, "Wow, we can now get some of these  
10 tenants off our voucher lists so that they can  
11 potentially get put into the marketplace." And what  
12 we've now realized is, and you admitted on the call  
13 on Monday, that you guys made a mistake. You forgot  
14 that the calculation is based on last year's  
15 funding, correct?

16 EXECUTIVE DIRECTOR RECKO: In a way,  
17 yeah. We have been able to house 12 families  
18 through the small area FMRs, and we have been able  
19 to do increases for our landlords out there based on  
20 that.

21 COMMISSIONER IMPASTATO: Yeah.

22 EXECUTIVE DIRECTOR RECKO: But it did  
23 use up quite a bit of the our budget authority.

24 COMMISSIONER IMPASTATO: So, yeah, so  
25 that's my -- before we break down whether or not we



1           should do this for the "Y" program and give the five  
2           vouchers, I think this entire Board needs to see a  
3           complete breakdown of what our funding was in 2019,  
4           how many vouchers we've given out so far, what those  
5           rates are specifically to the cent, and I want to  
6           see on a piece of paper how much money we have left  
7           so that we don't run the risk of maybe the five  
8           vouchers to the "Y" takes us over the top, and I  
9           know we're in trouble status already, we definitely  
10          don't want to come even close of breaking our  
11          funding or going over the board. I think we could  
12          all agree that we have a fiduciary responsibility to  
13          do that as Board Members.

14                        I wouldn't feel comfortable voting on  
15          this until I see that report and I can see a  
16          breakdown of exactly what the specific numbers are  
17          from 2019 that calculates our formula for what our  
18          section 8 voucher amount is for this year and how  
19          much we've spent and how much we have left.

20                        EXECUTIVE DIRECTOR RECKO: Yeah. I  
21          think in our meetings leading up to this, I think  
22          Dave was participating in those meetings as well, on  
23          going through the numbers with our fee accountant,  
24          and I think our projections are clear that we'll be  
25          able to have these units and we'll be able to grow

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1 the program in the future.

2 COMMISSIONER IMPASTATO: Let me ask  
3 you: What is the amount? What is the specific  
4 amount that the five vouchers going to the "Y"  
5 program will cost us?

6 EXECUTIVE DIRECTOR RECKO: Again, I  
7 didn't come prepared for a full discussion on the  
8 financial of the amounts. I didn't. I mean --

9 COMMISSIONER SMITH: Then on that case,  
10 can we make a resolution to table it?

11 CHAIRMAN MELLO: I mean --

12 COMMISSIONER IMPASTATO: I second that.

13 CHAIRMAN MELLO: Make a resolution --

14 COMMISSIONER SMITH: If we don't have  
15 the numbers and we don't know the financial impacts  
16 of what we're about to do, I mean, how could we make  
17 a decision on that? And you didn't come prepared to  
18 have a discussion --

19 MR. H. FITZPATRICK: Can I interrupt?  
20 Can I interrupt the group for a second, please?

21 CHAIRMAN MELLO: Please, yes.

22 MR. H. FITZPATRICK: Did I just hear a  
23 motion to table made?

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COMMISSIONER SMITH: Yes.

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MR. H. FITZPATRICK: Did I hear a

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second?

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COMMISSIONER IMPASTATO: Second, yes.

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MR. H. FITZPATRICK: A motion to table

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is always in order and is not debatable. It's on

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the table. It has to be voted on next.

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CHAIRMAN MELLO: So let's hear -- let's

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call the vote for the motion to table.

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EXECUTIVE DIRECTOR RECKO: Are we ready

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for a vote? H. Forman?

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COMMISSIONER FORMAN: No.

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EXECUTIVE DIRECTOR RECKO: A.

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Impastato?

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COMMISSIONER IMPASTATO: Yes.

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EXECUTIVE DIRECTOR RECKO: A. Lewit?

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COMMISSIONER LEWIT: No.

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EXECUTIVE DIRECTOR RECKO: D. Mello?

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CHAIRMAN MELLO: No.

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EXECUTIVE DIRECTOR RECKO: E. Seitzman?

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COMMISSIONER SEITZMAN: No.

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EXECUTIVE DIRECTOR RECKO: L. Smith?

21

COMMISSIONER SMITH: Yes.

22 EXECUTIVE DIRECTOR RECKO: L. Vega?

23 COMMISSIONER VEGA: Yes.

24 MR. H. FITZPATRICK: Okay. The motion  
25 to table fails. The discussion continues.

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1 CHAIRMAN MELLO: All right. So do we  
2 have anybody else has any questions?

3 COMMISSIONER SMITH: Yeah, I have a  
4 question. After the public comment that we just  
5 heard, as representatives of the Hoboken Housing  
6 Authority who have no understanding, no complete  
7 understanding with the admission of the Executive  
8 Director of the financial implications of the  
9 decision we're about to make, how can you, in good  
10 faith, vote on this resolution? I just don't  
11 understand that. That is beyond the pale that we  
12 just said -- we just heard public comment from every  
13 resident that stepped up and said they had a problem  
14 with this, and then we're going to sit here without  
15 the financial implications, understanding the  
16 financial implications of the decision we're about  
17 to make and we're about to make and we're going to  
18 make a decision. Why? Why are you guys so -- and I  
19 take it a step further, I take it a step further,

20 and I ask that, Aaron, you're about to speak.

21 COMMISSIONER LEWIT: Yeah.

22 COMMISSIONER SMITH: Are you speaking  
23 as a member of the Hoboken Housing Authority Board  
24 or a member of the board that we're voting to give  
25 our vouchers to?

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1 COMMISSIONER LEWIT: I'm speaking as a  
2 member of the Housing Authority Board.

3 Who are you speaking of in terms of who  
4 you want to support?

5 CHAIRMAN MELLO: Let's go --

6 COMMISSIONER SMITH: The Hoboken  
7 Housing Authority residents and the potential  
8 residents that we'll will have through these  
9 vouchers.

10 COMMISSIONER IMPASTATO: Who else would  
11 he be speaking for?

12 CHAIRMAN MELLO: All right, guys, guys.

13 COMMISSIONER SMITH: Yeah, tell me  
14 that.

15 CHAIRMAN MELLO: Guys.

16 COMMISSIONER LEWIT: All right. We've  
17 got to take a vote.

18 CHAIRMAN MELLO: I am the Chair of this  
19 meeting, and according to Robert's Rules of Order,  
20 you're actually supposed to ask to be recognized  
21 before you speak, so I'm not --

22 COMMISSIONER SMITH: And I had the  
23 floor. Thank you.

24 CHAIRMAN MELLO: I'm not going to let  
25 this regress, though, into a shouting match, and,

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1 you know, I understand that you have the floor,  
2 Commissioner, but you also addressed somebody else  
3 and basically asked them to speak.

4 So do we have any commentary on this  
5 vote or otherwise I'm going to call the vote?

6 COMMISSIONER IMPASTATO: Chairman, I  
7 have a couple of comments, if you will.

8 CHAIRMAN MELLO: All right. But is Mr.  
9 Smith done? Because you've already had a chance to  
10 talk and I'll give you a chance to --

11 COMMISSIONER SMITH: I'm done.

12 CHAIRMAN MELLO: All right. Thank you,  
13 Mr. Smith.

14 COMMISSIONER LEWIT: I have one  
15 comment. There is --

16 CHAIRMAN MELLO: Commissioner Lewit.

17 COMMISSIONER LEWIT: -- 165 SROs out  
18 there from the Housing Authority and none are going  
19 to men and that was one of the concerns of one of  
20 the Housing Authority tenants, was giving vouchers  
21 to too many men. Well, none have it. So it's empty  
22 right now. I just wanted to comment.

23 CHAIRMAN MELLO: All right. Thank you  
24 for that. Now, Commissioner Impastato, I'll give  
25 you another chance to comment.

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1 COMMISSIONER IMPASTATO: Yeah, thanks.

2 So I've done an extensive research on  
3 this topic with -- in regards, I'm speaking to every  
4 single body -- every entity that's involved, and the  
5 two entities that are involved in this vote are the  
6 Hoboken Housing Authority, which is us and the "Y",  
7 who was going to receive the five vouchers. Those  
8 are the only two entities that are involved.

9 Now, some will say, "Well, there's an  
10 interest from one of the landlords in Hoboken that  
11 potentially could benefit from this," but that's  
12 not -- that's not what we're voting on. When --  
13 let's just say we voted "no" to this and those five

14 vouchers went to residents to tenant based, which  
15 would allow as our residents spoke so highly on and  
16 advised us to do, is those residents would come from  
17 the Section 8 voucher list, and when if they were  
18 granted so luckily to get one of those vouchers,  
19 they would take that voucher and then they would  
20 have instructions to hit as many landlords accepting  
21 that voucher to house them. It doesn't go directly  
22 to one landlord. We, as Board Members and as an  
23 entity, have no jurisdiction on steering those  
24 tenants to any landlord, and we do not have the  
25 ability to have any conversation with those tenants

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1 on where they go. They simply call the landlord,  
2 they see if there's an available unit, if that's  
3 where they decide where they want to go based on  
4 what that -- what that landlord provides, and what  
5 the reputation of that landlord provides, then so be  
6 it. And they get to make the choice. So, you know,  
7 we've heard in a lot of the discussions that I've  
8 had personally that one of those landlords has a lot  
9 of influence on this, and it really -- it's  
10 disregarded because it's irrelevant.

11 All we need to do is decide -- I'm not



12 saying that these five vouchers or that the "Y" is  
13 not worthy of five vouchers or is in need of those  
14 five vouchers; 1,000 percent they have the ability  
15 and the need for these vouchers. They do an  
16 unbelievable job with the food pantry, but the food  
17 pantry is not getting five vouchers or any funding  
18 with this -- or with this resolution. It has to do  
19 with the five vouchers going to the tenants, okay?  
20 And it's project based, which means only funding is  
21 going and that is going to be applied to a unit.  
22 The difference is in tenant-based vouchers, which is  
23 the other option if we didn't give five to  
24 project-based, five tenant vouchers would go off of  
25 the voucher -- the tenant voucher list, which our

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1 tenants, both Michelle, both Adrian, spoke so highly  
2 of, where we have 22 years, people waiting 22 years  
3 to get a unit, and whether that's fair or not, that  
4 is, in my opinion, as a Housing Commissioner, as a  
5 Hoboken Housing Commissioner, that's what my  
6 responsibility is. And as I ask those questions  
7 with the finances, that's my question.

8 Now, you guys just made a majority vote  
9 to say that you don't care if we run over the amount

10 that HUD approves. You can't -- you don't  
11 understand. And the point of that is, it's not that  
12 Director that they come after and ask questions.  
13 It's not Emil who they come after to ask questions.  
14 We, as the Board of the Hoboken Housing Authority,  
15 are the ones that get the letter in the mail from  
16 HUD saying, "We're coming to ask questions about  
17 what happened." And they're going individually ask  
18 everyone, "Well, Commissioner Lewit, you voted 'yes'  
19 to this. Did you know that what the financial  
20 implications of why you voted 'yes'?" And they're  
21 going to go right down the line. So that's the  
22 responsibility.

23 Now, we also heard -- the last thing  
24 I'll say is, you know, we have a public meeting and  
25 this is open to everybody, okay? Anybody can call

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1 in. We heard from three people, three individuals  
2 tonight in favor of giving the five vouchers to the  
3 "Y." We heard from three individuals in our entire  
4 community of Hoboken, New Jersey, that we speak so  
5 highly of, right? Those three individuals all Board  
6 Members of the -- where we're giving the five  
7 vouchers to. So we heard from many residents. Pat

8 Waiters, Michelle, Adrian. We've heard from several  
9 of our Commissioners already, and I think we'll hear  
10 from more, but I just find that interesting. You  
11 know, we speak about the community and Toni spoke  
12 about how it was on the business plan. You know, I  
13 own a business, I write a business plan, I plan for  
14 ahead, right? I write down things that I think my  
15 sales are going to be. They wrote down that they  
16 thought they were going to get vouchers. Well,  
17 guess what, that was poor planning. That was poor  
18 planning. Here's another thing that we're giving  
19 five vouchers to, an organization that redid  
20 \$12 million of construction work and now what we're  
21 told on Monday's call, that eight years later they  
22 need another \$12 million to repair the building, and  
23 it was admitted by Commissioner Lewit that they did  
24 a poor job, okay? Poor job of building. Not only  
25 did they do a poor job of construction under that

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1 management, but they ruined a completely well and  
2 run facility, a community center, that is now, if  
3 you walk in it, it looks like a bomb went off.

4 CHAIRMAN MELLO: All right. All right.

5 COMMISSIONER IMPASTATO: So I don't

6 have a lot of faith in that organization. I'm  
7 confused by this. I would -- I would -- actually,  
8 my last question for this, before I vote on it, is  
9 we're voting to give five vouchers, but does this  
10 vote have anything to do with future vouchers?

11 EXECUTIVE DIRECTOR RECKO: The  
12 resolution --

13 MR. H. FITZPATRICK: I can answer that  
14 question, Commissioner.

15 There was discussion on the part of the  
16 applicant to seek more vouchers than five. The  
17 resolution that I finally drafted makes it very  
18 clear that only five vouchers are being committed.  
19 If any future vouchers were to be made available  
20 pursuant to the same application, it would have to  
21 go through the Board and be voted on favorably to  
22 add to the existing contract for five.

23 CHAIRMAN MELLO: All right. Okay.

24 MR. H. FITZPATRICK: The other thing I  
25 can point out to you, Commissioner, is that I have

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1 added our standard provision about financial  
2 wherewithal, and that says that the CFO, Emil, is  
3 required to certify that there are funds available.

4 We do that across the board on resolutions that cost  
5 the Authority money, and before the actual contract  
6 could be signed, Emil would have to make that  
7 determination.

8 CHAIRMAN MELLO: Thank you for that.

9 COMMISSIONER IMPASTATO: Okay.

10 COMMISSIONER SMITH: Can I make my last  
11 comment?

12 CHAIRMAN MELLO: Mr. Impastato, finish  
13 and then we'll have other people make comments.

14 COMMISSIONER IMPASTATO: Could I finish  
15 right now or should I --

16 CHAIRMAN MELLO: If you could finish  
17 briefly, yes.

18 COMMISSIONER IMPASTATO: Yeah. Ten  
19 seconds.

20 I would just ask for the people, the  
21 Commissioners who are voting "yes," I would love,  
22 personally, to hear why you're voting "yes" as well  
23 as I want to know for future vouchers that are put  
24 up for application by this applicant, do you also  
25 have the intention of giving those away or can we go

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1 back to the Section 8 vouchers list? I think you

2           owe it to the residents of the Housing Authority and  
3           for the hundreds of people that are on that Section  
4           8 voucher list that have been waiting for 20 plus  
5           years to understand where you're at with it. Thank  
6           you very much.

7                         CHAIRMAN MELLO: Thank you. Does  
8           anybody else who hasn't had a chance to comment.  
9           Commissioner Vega.

10                        COMMISSIONER VEGA: I just want to say  
11           on my part, being someone who was born and raised in  
12           subsidized housing, I'm all for anybody getting  
13           help, whether it's men, women, children. I commend  
14           Mr. Lewit and Toni for doing a great job at the "Y,"  
15           for MBS, five vouchers, to me, is really nothing. I  
16           worry more of when you're asking for \$334,000 in  
17           extra funding, if that funding is going to go  
18           towards these vouchers. I believe you have an ACC  
19           which tells us how much vouchers Hoboken has and how  
20           many are utilized, and we still don't know that  
21           number. I know you guys have that information that  
22           you can give us, but it hasn't been given to us.  
23           However, we are Commissioners for the Housing  
24           Authority and I feel that we should probably work  
25           together to get funding for the "Y," but not use

1 this program to fund all of their vouchers.

2 So we should probably meet on something  
3 rather -- coming up with a new plan involving the  
4 City, because this should be the City's problem not  
5 the Commissioner -- not the Board's problem.

6 Again, I'm all for helping these men.  
7 I can see them from my window every day. We've  
8 housed a few of them, and they have become wonderful  
9 tenants, wonderful, wonderful tenants. So I'm not  
10 against helping them, I just feel that maybe we  
11 should get funding elsewhere.

12 CHAIRMAN MELLO: Thank you.

13 Anybody other Commissioners? All  
14 right. If we could have the vote, please.

15 COMMISSIONER SMITH: I did have another  
16 comment. I was waiting if there was another  
17 Commission without a comment.

18 I just wanted to point out that Barbara  
19 Reyes, who is a former Commissioner on this Board,  
20 had entered into the comments that she felt that  
21 honestly and correctly the ethical thing to do is  
22 for Commissioner Lewit to recuse himself from the  
23 vote as he serves on their Board, so I wanted to  
24 enter that into the record.

25

CHAIRMAN MELLO: Okay.

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1

COMMISSIONER LEWIT: There's no point

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of recusal, because I'm making no money.

3

CHAIRMAN MELLO: Right.

4

COMMISSIONER LEWIT: If these vouchers

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to go applied housing and they're on the real estate

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market, and possibly funding political events, we

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have real big conflicts, but I don't want to raise

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that right now, okay? So I am making zero dollars

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by participating in those two organizations, zero

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dollars and being on the Board of the shelter, and

11

zero dollars being on the Board for a Fund For a

12

Better Waterfront, so it's zero dollars.

13

CHAIRMAN MELLO: And Commissioner

14

Lewit, if I could add --

15

COMMISSIONER IMPASTATO: I thought a

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conflict, could we -- I thought a conflict of

17

interest --

18

CHAIRMAN MELLO: Excuse me. Excuse me.

19

COMMISSIONER IMPASTATO: -- might have

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a definition of financial gain, though.

21

CHAIRMAN MELLO: Commissioner

22

Impastato, I haven't spoken at all during this and I



23 was trying to say something.

24 COMMISSIONER IMPASTATO: I just wanted  
25 to say that.

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1 CHAIRMAN MELLO: I've given you a great  
2 deal of time.

3 All right. Now, I was on the City  
4 Council for a number of years where I was also on  
5 this Board. So I was serving as a City Councilman,  
6 I was paid as City Councilman, and I was serving on  
7 this Board of Commissioners. There were times when  
8 we had votes on the City Council that directly  
9 affected the Hoboken Housing Authority. I was never  
10 advised by the attorneys that I couldn't vote as a  
11 City Councilman, and I believe that's analogous, and  
12 I would ask our attorneys to give an opinion whether  
13 there's any conflict here over somebody serving on  
14 the Board that's potentially going to receive  
15 vouchers, an unpaid position, if that creates a  
16 conflict. Mr. Fitzpatrick?

17 MR. H. FITZPATRICK: Step one,  
18 Mr. Chair.

19 CHAIRMAN MELLO: Yes.

20 MR. H. FITZPATRICK: The Housing

21 Authority statute specifically authorizes at least,  
22 but no more than one member of the Board of the  
23 Housing Authority to be an employee of the City  
24 creating the Housing Authority.

25 That provision has been interpreted to

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1 permit that dual interest. There is a case coming  
2 out of Elizabeth called O'Keefe versus Dunn that  
3 litigated that very issue, and said that that dual  
4 relationship was permissible.

5 So I don't believe that any other  
6 situation is truly analogous to that one because of  
7 the unique nature of the Housing Authority statute  
8 and the case law that interprets it.

9 Then we move on to the question of  
10 other conflicts. I need some more information to be  
11 able to respond. I'm aware of the entity that  
12 applied for this five and more voucher opportunity,  
13 and the name of that is MBS Housing Urban Renewal,  
14 LLC. I also am aware of the fact that they have,  
15 based upon information that they provided in the  
16 proposal, an ownership interest on a condominium  
17 basis with the trustees of the Young Men's Christian  
18 Association of Hoboken. I'm not sure what other

19 Board is being discussed. Can somebody enlighten  
20 me?

21 COMMISSIONER IMPASTATO: The Board that  
22 manages that entity.

23 CHAIRMAN MELLO: Mr. Impastato,  
24 Commissioner Lewit, could you enlighten --

25 COMMISSIONER IMPASTATO: Is that wrong?

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1 COMMISSIONER LEWIT: All right. I'm  
2 not sure of the question of what other boards. I  
3 mean --

4 MR. H. FITZPATRICK: What Board are you  
5 on, Commissioner?

6 COMMISSIONER LEWIT: I'm on the MBS  
7 Board. I'm on the Housing Authority Board. I'm on  
8 the Board for a fund For a Better Waterfront, and  
9 I'm on the Board of the Hoboken shelter.

10 MR. H. FITZPATRICK: I think the last  
11 two aren't relevant.

12 The thing that confused me is that I  
13 heard the speaker earlier give another name that she  
14 was representing the Hoboken Community Group, and I  
15 wasn't sure what that was.

16 COMMISSIONER LEWIT: I'm not sure. I

17 think -- I think Toni can help me out on the  
18 different boards.

19 MR. H. FITZPATRICK: Is she affiliated  
20 with MBS?

21 COMMISSIONER LEWIT: Absolutely. She's  
22 very active.

23 MR. H. FITZPATRICK: Well, then, I  
24 think the question is whether or not your service on  
25 the Board of MBS constitutes an issue vis-a-vis your

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1 service on the Housing Authority, and I did hear, I  
2 believe, Commissioner Smith earlier, much earlier in  
3 the discussion ask the question when you use the  
4 term "we," which "we" you were talking about.

5 COMMISSIONER LEWIT: The Housing  
6 Authority is my guess. I have to try and recollect.

7 MR. H. FITZPATRICK: Well, I do think  
8 it's true that if you are in any way involved in  
9 this application or otherwise advocating for it, it  
10 would raise an issue about whether or not you should  
11 be voting on it for the Housing Authority.

12 COMMISSIONER IMPASTATO: As part -- and  
13 also be a part of the discussion the entire time.

14 COMMISSIONER LEWIT: I'm not done,

15 Andrew.

16 At the same time a lot of the Section  
17 8s are earmarked for applied housing, so I've heard.  
18 So can we --

19 COMMISSIONER IMPASTATO: That has  
20 nothing to do with it.

21 COMMISSIONER LEWIT: And if it's going  
22 to applied housing and we have people who have --

23 COMMISSIONER IMPASTATO: That's  
24 illegal.

25 COMMISSIONER LEWIT: -- benefited from

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1 applied housing on the Board, should they be recused  
2 from participating?

3 COMMISSIONER SMITH: Can I ask a  
4 question? So you're trying to justify your conflict  
5 by trying to point out somebody else's? That's  
6 ludicrous.

7 COMMISSIONER LEWIT: My conflict has  
8 nothing to do with money, yours might.

9 CHAIRMAN MELLO: I want to hear it from  
10 the attorney, please.

11 MR. H. FITZPATRICK: Well, three  
12 things.

13                   One, I've been at the Housing -- public  
14                   housing business so long that when anybody answers  
15                   that they have a dog, they're aware of three other  
16                   people that have dogs in the building, my  
17                   responsible answer to that always is: So give me  
18                   the other three names and we'll evict all four of  
19                   you. I don't think one issue necessarily controls  
20                   another.

21                   And the question I was asked is whether  
22                   or not there's an issue with respect to this vote.  
23                   I'm not aware of any other vote that's transpiring  
24                   with respect to Section 8 that might raise an issue,  
25                   but if somebody wants to explain that to me, I'll be

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1                   glad to address it. So I'm talking about this one,  
2                   and in this case, I don't think it's dispositive,  
3                   necessarily, that there be financial involvement on  
4                   the part of the Commissioner or voter. I think it's  
5                   also a case of whether or not the Commissioner or  
6                   voter is making it clear as to the role that he or  
7                   she is playing. If -- this is a big board at MBS  
8                   and there are a lot of people on it, there are other  
9                   people that are speaking for it and Commissioner  
10                   Lewit is only speaking on behalf of the Housing

11 Authority, that's one thing. That's why I asked the  
12 question about what the advocacy of "we" was.

13 COMMISSIONER SMITH: And I'd just like  
14 to point out that I asked that question as well  
15 because at the time it seemed like the advocacy was  
16 on the part and in concert with Ms. Tomarazzo's  
17 advocacy for the vote.

18 COMMISSIONER IMPASTATO: Correct.

19 COMMISSIONER LEWIT: My advocacy has to  
20 do with people in the community, and nothing more  
21 than that. Your advocacy, I'm not sure where it's  
22 going or where it will wind up or with whom.

23 My advocacy is to save that building,  
24 and knowing that the Section 8s are community  
25 Section 8s, they're not tied to the Housing

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1 Authority, they're just the administrative arm. And  
2 I would appreciate it if Toni could get back on the  
3 phone.

4 COMMISSIONER IMPASTATO: No, she's not  
5 a Commissioner.

6 COMMISSIONER SMITH: No, she's not  
7 exactly. And I'd like to point out that my advocacy  
8 as those residents spoke to and appreciated, was for

9           them.

10                   CHAIRMAN MELLO: All right, guys, guys.  
11 All right. Harold, if I'm not sure if Ms. Tomarazzo  
12 is still in the meeting, but I know she is an  
13 attorney. Would it be helpful if you heard an  
14 ownership interest explanation from her in her role  
15 as a Board Member and an attorney?

16                   COMMISSIONER IMPASTATO: We have an  
17 attorney. Our attorney is Harold.

18                   CHAIRMAN MELLO: I'm asking our  
19 attorney a question, please.

20                   COMMISSIONER SMITH: And I'd also like  
21 to ask the attorney a question as far as what Mr.  
22 Lewit just said about saving that building. I mean,  
23 that's advocating for that position, from that  
24 position.

25                   COMMISSIONER LEWIT: It's the homeless

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1           people. Who are you advocating for?

2                   CHAIRMAN MELLO: All right, guys, guys,  
3 gentlemen.

4                   COMMISSIONER LEWIT: Who are you  
5 supporting? At the homeless, you're supporting --

6                   CHAIRMAN MELLO: Gentlemen, gentlemen,



7 gentlemen, I'm going to call the vote. This is  
8 enough. All right, Harold. Would that be helpful  
9 or --

10 MR. H. FITZPATRICK: Well, I have to  
11 admit to you, the situation is such now that I think  
12 I need more facts. The question of conflict is in  
13 the eye of the beholder, as many courts have said,  
14 but in order to fully determine whether or not  
15 Commissioner Lewit can vote, I think there has to be  
16 some indication of his previous participation in  
17 this application. I mean, how many people are on a  
18 this Board, Commissioner Lewit?

19 COMMISSIONER LEWIT: On the MBS Board?

20 MR. H. FITZPATRICK: Yes, sir.

21 COMMISSIONER LEWIT: I'm not sure,  
22 because we've had, you know, the virtual meetings,  
23 for the past Months and -- oh, 11. Toni just let me  
24 know we have 11 members on the Board.

25 MR. H. FITZPATRICK: And I take it that

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1 this application was submitted with the support of  
2 the entire Board.

3 COMMISSIONER LEWIT: It's an  
4 assumption, but I would think so. I can --

5 MR. H. FITZPATRICK: Well, did you vote  
6 for its submission?

7 COMMISSIONER LEWIT: I'm sorry?

8 MR. H. FITZPATRICK: Did you vote for  
9 its submission?

10 COMMISSIONER LEWIT: Its submission to  
11 the Board of MBS?

12 MR. H. FITZPATRICK: No, the  
13 application that MBS submitted to the Housing  
14 Authority. We have a binder, an inch binder  
15 application based upon RFP, this is the proposal  
16 response.

17 COMMISSIONER LEWIT: I don't recall if  
18 I was one of the voters of that.

19 MR. H. FITZPATRICK: I guess what I was  
20 asking was whether or not you've recused yourself  
21 from involvement in that discussion because you're  
22 involvement with the Housing Authority.

23 COMMISSIONER LEWIT: Oh.

24 MR. H. FITZPATRICK: All I can say at  
25 this point to the Chair is that this is a factual

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1 issue that has to be determined by Commissioner  
2 Lewit as to whether or not he believes his dual

3 membership and whatever involvement he may have had  
4 from the MBS end creates a conflict.

5 COMMISSIONER LEWIT: I have a question.

6 CHAIRMAN MELLO: You know what, I'm  
7 going to call the vote and leave it to the  
8 Commissioner Lewit.

9 COMMISSIONER IMPASTATO: No, hold on,  
10 though.

11 COMMISSIONER SMITH: I have a question.  
12 I have a legitimate question for the counsel. Why  
13 would you call the vote?

14 COMMISSIONER IMPASTATO: And are we in  
15 violation if it is determined that he has a conflict  
16 and we prove this, what is the consequences?

17 MR. H. FITZPATRICK: I'm sorry. I  
18 didn't get the last part. If we're in violation? I  
19 didn't get the next word.

20 COMMISSIONER IMPASTATO: If it is  
21 determined that there is a conflict of interest --

22 COMMISSIONER LEWIT: I am not  
23 conflicted at all. I want to be very clear about  
24 that. I support both organizations and there is no  
25 conflict.

1 MR. H. FITZPATRICK: What I said to  
2 Commissioner Smith is -- what I said was that I  
3 haven't determined there's a conflict and that the  
4 only person, based upon the facts that I've been  
5 presented so far that could make that determination,  
6 is Commissioner Lewit himself.

7 COMMISSIONER SMITH: And my question  
8 is: Would voting to transfer resources from one  
9 entity to the other, that wouldn't represent a  
10 conflict?

11 COMMISSIONER LEWIT: We're not  
12 transferring --

13 CHAIRMAN MELLO: Okay. All right. One  
14 person at a time, please.

15 COMMISSIONER LEWIT: You do have a  
16 right. You don't know --

17 COMMISSIONER SMITH: I asked the  
18 question of the counsel, thank you.

19 COMMISSIONER LEWIT: You need to learn  
20 something.

21 CHAIRMAN MELLO: All right. All right.

22 COMMISSIONER FORMAN: Put it up for a  
23 vote.

24 CHAIRMAN MELLO: I'm going to let Mr.  
25 Fitzpatrick have the final word on whether he

1 recommends, as our legal counsel and I call the  
2 vote, or make a motion to table.

3 What would you recommend, Mr.  
4 Fitzpatrick? Is this up to Commissioner Lewit's --

5 MR. H. FITZPATRICK: Well, the one  
6 thing that I'm sure of is that these are, even  
7 though they may be afforded by HUD and we have a  
8 fiduciary responsibility, these are our funds and  
9 the determination of the Housing Authority is to  
10 spend its money. So I need a distinction that's  
11 based upon anything less than that I wouldn't agree  
12 with.

13 As to the question of whether or not it  
14 requires more examination, as I said, I don't know  
15 enough about the full facts of all this to be able  
16 to come to a conclusion. The only person tonight  
17 that could make that determination based upon his  
18 understanding is Commissioner Lewit.

19 COMMISSIONER LEWIT: There is no  
20 conflict.

21 CHAIRMAN MELLO: So based on what he  
22 just said to you, is it legally advisable that I  
23 call the vote or would you recommend that I make a

24 motion to table?

25 MR. H. FITZPATRICK: Well, I can't tell

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1 you what's appropriate in terms of the vote. I can  
2 just tell you that at this point I'm not in a  
3 position to make a final determination.

4 COMMISSIONER IMPASTATO: Could we make  
5 a motion to table?

6 MR. H. FITZPATRICK: Well, as I said  
7 before, a motion to table that's seconded is always  
8 in order. It's a different motion from the one  
9 earlier, so it would have to be entertained if  
10 somebody seconded it.

11 CHAIRMAN MELLO: It's been made,  
12 though, it's been made.

13 MR. H. FITZPATRICK: It's needs to be  
14 seconded.

15 COMMISSIONER SMITH: I second. I  
16 second.

17 MR. H. FITZPATRICK: No, the one that  
18 was voted on earlier, Chair, is that it be tabled  
19 basis of financial information available, and I  
20 record this one as different.

21 COMMISSIONER IMPASTATO: This one is

22 based on the conflict of interest.

23 CHAIRMAN MELLO: Make a motion by --

24 MR. H. FITZPATRICK: The question, the  
25 question.

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1 CHAIRMAN MELLO: You have to make a  
2 motion, it has to be made by somebody on the  
3 prevailing side. I thought that's how --

4 COMMISSIONER LEWIT: I have one --

5 MR. H. FITZPATRICK: No, because I  
6 regard this as a different motion, Chair.

7 COMMISSIONER IMPASTATO: We already  
8 have a motion and a second.

9 CHAIRMAN MELLO: I just needed a  
10 determination whether or not it was the Robert's  
11 Rules of Order which says the only somebody from the  
12 prevailing side of a previously made motion, but the  
13 attorney is telling me that this constituted as a  
14 motion based on the different criteria, so, all  
15 right, could we could have a vote on the second  
16 motion to table, please?

17 Director, could we have a vote on the  
18 second motion to table.

19 EXECUTIVE DIRECTOR RECKO: I'm sorry.

20 I was muted.

21 CHAIRMAN MELLO: No worries.

22 EXECUTIVE DIRECTOR RECKO: H. Forman?

23 COMMISSIONER FORMAN: No.

24 EXECUTIVE DIRECTOR RECKO: A.

25 Impastato?

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1 COMMISSIONER IMPASTATO: Yes.

2 EXECUTIVE DIRECTOR RECKO: A. Lewit?

3 COMMISSIONER LEWIT: No.

4 COMMISSIONER FORMAN: D. Mello?

5 CHAIRMAN MELLO: No.

6 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

7 COMMISSIONER SEITZMAN: No.

8 COMMISSIONER FORMAN: L. Smith?

9 COMMISSIONER SMITH: Yes.

10 EXECUTIVE DIRECTOR RECKO: L. Vega.

11 COMMISSIONER VEGA: Yes.

12 CHAIRMAN MELLO: The motion fails. All

13 right. Call the vote.

14 EXECUTIVE DIRECTOR RECKO: H. Forman?

15 COMMISSIONER FORMAN: Yes.

16 EXECUTIVE DIRECTOR RECKO: A.

17 Impastato?



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COMMISSIONER IMPASTATO: Abstain.

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EXECUTIVE DIRECTOR RECKO: A. Lewit?

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COMMISSIONER LEWIT: Yes.

21

EXECUTIVE DIRECTOR RECKO: D. Mello?

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CHAIRMAN MELLO: Yes.

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EXECUTIVE DIRECTOR RECKO: E. Seitzman?

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COMMISSIONER SEITZMAN: Yes.

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EXECUTIVE DIRECTOR RECKO: L. Smith?

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COMMISSIONER SMITH: No.

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EXECUTIVE DIRECTOR RECKO: L. Vega?

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COMMISSIONER VEGA: I abstain. I don't

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have enough information.

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1 CHAIRMAN MELLO: Okay. Resolution No.  
2 2020-12.06. A Resolution to accept the donation of  
3 Hoboken Little Free Library stand.

4 I make a motion. Is there a second?

5 COMMISSIONER FORMAN: Second.

6 CHAIRMAN MELLO: Any comments or  
7 questions on this item?

8 If we could have a vote, please?

9 EXECUTIVE DIRECTOR RECKO: H. Forman?

10 COMMISSIONER FORMAN: Yes.

11 EXECUTIVE DIRECTOR RECKO: A.

12 Impastato?

13 COMMISSIONER IMPASTATO: Yes.

14 EXECUTIVE DIRECTOR RECKO: A. Lewit?  
15 COMMISSIONER LEWIT: Yes.  
16 EXECUTIVE DIRECTOR RECKO: D. Mello?  
17 CHAIRMAN MELLO: Yes.  
18 EXECUTIVE DIRECTOR RECKO: E. Seitzman?  
19 COMMISSIONER SEITZMAN: Yes.  
20 EXECUTIVE DIRECTOR RECKO: L. Smith?  
21 COMMISSIONER SMITH: Yes.  
22 EXECUTIVE DIRECTOR RECKO: L. Vega?  
23 COMMISSIONER VEGA: Yes.  
24 CHAIRMAN MELLO: All right. There's no  
25 new business tonight or call for a closed session,

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1 so I make a motion to adjourn.  
2 Do I have a second?  
3 COMMISSIONER LEWIT: Second.  
4 CHAIRMAN MELLO: If we could have a  
5 vote please?  
6 EXECUTIVE DIRECTOR RECKO: H. Forman?  
7 COMMISSIONER FORMAN: Yes.  
8 EXECUTIVE DIRECTOR RECKO: A.  
9 Impastato?  
10 COMMISSIONER IMPASTATO: Yes.  
11 EXECUTIVE DIRECTOR RECKO: A. Lewit?

12 COMMISSIONER LEWIT: Yes.  
13 EXECUTIVE DIRECTOR RECKO: D. Mello?  
14 CHAIRMAN MELLO: Yes.  
15 EXECUTIVE DIRECTOR RECKO: E. Seitzman?  
16 COMMISSIONER SEITZMAN: Yes.  
17 EXECUTIVE DIRECTOR RECKO: L. Smith?  
18 COMMISSIONER SMITH: Yes.  
19 EXECUTIVE DIRECTOR RECKO: L. Vega?  
20 COMMISSIONER VEGA: Yes.  
21 CHAIRMAN MELLO: Good night, everyone.

22 (Concluded at 9:57 p.m.)  
23  
24  
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1 CERTIFICATE OF OFFICER

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  
Notary Public of the State of New Jersey  
C.C.R. License No. XI01210

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**Part II-A Receiving PHA Information and Certification**

Instructions: The receiving PHA must always complete Part II-A.

1. Head of Household Name Conforti, Carol A		2. Head of Household Social Security Number 152-62-5669	
3. Voucher Bedroom Size (per receiving PHA's policies) 3	4. HAP Contract Number (if applicable)		

5. Receiving PHA administrative fee rate  
(Note: include proration, if applicable. For example, if the proration factor for the year is 75% and your column B rate is \$60, enter \$47.4)

**Certification Statement:**  
I certify that the information contained on Part II of this form and, if applicable, the attached form HUD-50058, is true and correct and that my agency will promptly remit any overpayment to your agency.

Name of Certifying PHA Official Jake Naszimento Type full Name and Address of Receiving PHA below

Signature *Ginger Meagher* Brick Housing Authority  
165 Chambers Bridge Road  
Brick, NJ 08723

Receiving PHA Contact Name Ginger Meagher

Phone Number (732) 920-9400 Email gmeagher@brickha.org

Form Submission Date (mm/dd/yyyy) 12/22/2020

**Part II-B Family Status, Initial HAP Contract Execution and Billing Changes After HAP Contract Execution**  
Instructions: for initial billings, Part II-B must be completed by the receiving PHA and received by the initial PHA within 90 days following the expiration date of the initial PHA's voucher. For changes in the family status or the billing amount, Part II-B must be completed and sent within 10 working days from the effective date of the change. The receiving PHA does not submit the billing form each month unless the monthly amount due changes or both PHAs agree to a different billing schedule that requires a more frequent billing submittal.  
Check all statements below that apply:

- 1. The above family has failed to submit a request for tenancy approval for an eligible unit within the allotted time period. You may therefore reissue your voucher to another family and, if applicable, modify any records concerning local preference usage and income targeting requirements. STOP. Do not complete remainder of form.
- 2. We have executed a HAP contract on behalf of the family and are absorbing the family into our own program effective 01/01/2021 (mm/dd/yyyy). You may reissue your voucher to another family. STOP. Do not complete remainder of form.
- 3. We executed a HAP contract on \_\_\_\_\_ (mm/dd/yyyy) with an effective date of \_\_\_\_\_ (mm/dd/yyyy) and are billing your agency. The effective date of the family's annual reexamination will be \_\_\_\_\_ (mm/dd/yyyy). A copy of the new form HUD-50058 is attached to this form. No other documentation is required. (Note: Receiving PHAs are required to complete and submit a form HUD-50058 for families moving into their jurisdiction under portability. The receiving PHA may elect to conduct a special recertification of the family to conform the dates of the unit inspection and recertification, but is not required to do so by HUD in order to complete the form HUD-50058 for a portability move-in.) Complete line 10 below.
- 4. The HAP amount has changed effective \_\_\_\_\_ (mm/dd/yyyy) for the family because of: (Check all applicable items. Complete line 10 below).
  - annual recertification
  - interim/special recertification
  - change in payment standard
  - the family moved to another unit in the receiving PHA jurisdiction.
  - other: (specify)

Comments continued on separate page Yes  No

5. The HAP payments have been abated effective \_\_\_\_\_ (mm/dd/yyyy). Please suspend the HAP to owner portion from your payment effective \_\_\_\_\_ (mm/dd/yyyy) until further notice. **STOP. Do not complete remainder of form.**

6. The HAP payments that were abated beginning \_\_\_\_\_ (mm/dd/yyyy) have resumed effective \_\_\_\_\_ (mm/dd/yyyy). Please resume payment of HAP effective \_\_\_\_\_ (mm/dd/yyyy). (Note: do not complete remainder of form unless line 4 above also apply. In such cases, complete line 10 below.)

7. We will no longer bill your agency because we are terminating the family's participation in the program or the family is voluntarily leaving the program.

Billing arrangement termination effective date: \_\_\_\_\_ (mm/dd/yyyy).

Reason for termination: (specify)

**STOP. Do not complete remainder of form.**

8. We are absorbing the family into our program and terminating the billing arrangement effective: \_\_\_\_\_ (mm/dd/yyyy). **STOP. Do not complete remainder of form.**

9. The HAP contract has been terminated effective \_\_\_\_\_ (mm/dd/yyyy) and no new HAP contract has yet been executed on behalf of the family.

The family:

will not be remaining in our jurisdiction and has been referred to your agency.

intends to remain in our jurisdiction. The family's voucher expires \_\_\_\_\_ (mm/dd/yyyy). (Note: submit this form again once you know the outcome of the family's search).

**STOP. Do not complete remainder of form.**

10. Billing Information

Regular Billing Amount:

a. Monthly HAP amount due  
(line 12s or 12af of form HUD-50058) \_\_\_\_\_

b. Ongoing admin fee  
((1) lesser of: Part I, line 11 or Part II, line 5, or (2) amount otherwise agreed upon) \_\_\_\_\_

c. Total regular monthly billing amount  
(sum of lines a and b) \_\_\_\_\_

Additional Amount Due, If Applicable:

d. Prorated HAP to owner from \_\_\_\_\_ to \_\_\_\_\_

e. Hard-to-house fee, if applicable \_\_\_\_\_

f. Other (explain) \_\_\_\_\_

g. Total additional amount (sum of lines d, e and f) \_\_\_\_\_

**Total Billing Amount:**

h. Payment Due This Billing Submission (sum of lines c and g)  
(After this submission, billing amount is amount recorded on line c, unless otherwise notified by the receiving PHA.) \_\_\_\_\_

**Comments:**

