



# HOUSING AUTHORITY OF THE CITY OF HOBOKEN

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BOARD OF COMMISSIONERS MEETING – December 14, 2023, 7:00pm

**PRESENT:**

Marc Recko, Executive Director  
Commissioner Anthony Forbes (zoom video)  
Commissioner Andrew Impastato  
Commissioner Aaron Lewit  
Chairperson Barbara Reyes  
Commissioner Michael Russo (arrived 7:03pm)  
Commissioner James Sanford (arrived 7:15pm)  
Vice-Chairperson Erica Seitzman

**COUNSEL:**

Matthew Fitzpatrick, ESQ.  
Harold Fitzpatrick, ESQ. (zoom audio)

**STAFF:**

Emil Kotherithara, Chief Financial Officer (zoom video)  
Lourdes Priestley, Director of Administration  
Frank Merchand, Director of Management  
Daniel Perez, Resident Service Coordinator  
Sammy Fermaint, Supervisor of Maintenance  
Jackie Medina, Maintenance Manager (zoom video)  
Corinne Richmond, Policy and Public Outreach Analyst  
Maria De Jesus, Property Manager      Shawna Oliver, Property Manager  
Natalie Villafane, Property Manager      Yesenia Villafane, Sec 8 Manager

**MINUTES:**

Pledge of Allegiance

Mr. Recko made the roll call; Commissioner Forbes, Commissioner Impastato, Commissioner Lewit. Chairperson Reyes, and Vice-Chairperson Seitzman were present.

The Chairperson opened the meeting by stating in accordance with the requirements of the Open Public Meetings Law, Chapter 231 of the Public Laws of 1975 of the State of New Jersey, the Board of Commissioners of the Housing Authority of the City of Hoboken announces that the regular December board meeting has been scheduled for Thursday December 14, 2023 at 7:00pm. Notice was sent to The Jersey Journal and Star Ledger on Tuesday, December 5, 2023, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Tuesday, December 5, 2023 with a copy of the agenda to be posted on the bulletin board in City Hall, Hoboken Library and the Hoboken Police Department; and posted on the Authority website on Tuesday, December 5, 2023.



PUBLIC COMMENT  
(No Speakers)

EXECUTIVE DIRECTOR REPORT

RESOLUTIONS

- 2023-12.01 Resolution to Approve the Minutes for the December 14, 2023 Monthly Board Meeting

Vice-Chairs Seitzman made the motion and Commissioner Russo seconded

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

- 2023-12.02 Resolution to Make Public the Portion of the October 2023 Regular Meeting that Occurred in Closed Session

Vice-Chairs Seitzman made the motion and Commissioner Russo seconded

Commissioner Sanford ask question and a discussion ensues

Commissioner Sanford made a motion to Amend this resolution to open the closes sessions for the past 12 months. Motion fails for lack of second

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

- 2023-12.03 Resolution authorizing the payment of the monthly list of bills

Vice-Chairs Seitzman made the motion and Commissioner Russo seconded

Commissioner Impastato ask question and a discussion ensues

Commissioner Sanford made a motion to take this line item from the bills  
Motion failed for lack of second



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

2023-12.04 Resolution to Award a Contract for Harrison Gardens Lot Improvements

Commissioner Russo made the motion and Vice-Chair Seitzman seconded

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

2023-12.05 Resolution to Award a Contract for Harrison Gardens Ramp Landing Replacement

Vice-Chair Seitzman made the motion and Commissioner Russo seconded

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

2023-12.06 Resolution to Award a Contract for Monroe Gardens Boiler Replacement

Vice-Chair Seitzman made the motion and Commissioner Russo seconded

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

2023-12.07 Resolution to Reject All Bids for Harrison Gardens Physical Security Enhancements

Commissioner Russo made the motion and Vice-Chair Seitzman seconded



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

2023-12.08 Resolution to Award a Contract to Extend the Contract for Fiscal Audit Services

Commissioner Russo made the motion and Vice-Chair Seitzman seconded

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

2023-12.09 Resolution to Extend the Contract for the Maintenance Services of Services of Fire Protection Systems

Commissioner Russo made the motion and Vice-Chair Seitzman seconded

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

2023-12.10 Resolution to Increase the Amount of the Contract for Replacement of Emergency Generators at Various Location

Commissioner Russo made the motion and Vice-Chair Seitzman seconded

Commissioner Sanford and Commissioner Impastato ask question and a discussion ensues

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



2023-12.11

Resolution to Award a Contract for Fee Accounting Services

Commissioner Russo made the motion and Vice-Chair Seitzman seconded

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



2023-12.12

Resolution to Award a Contract for Risk Management Services

Commissioner Russo made the motion and Vice-Chair Seitzman seconded

Commissioner Sanford ask question and a discussion ensues

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

2023-12.13

Resolution to Award a Contract for General Engineering Services – award 1

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

2023-12.14

Resolution to Award a Contract for General Engineering Services – award 2

Vice-Chairs Seitzman made the motion and Commissioner Russo seconded

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



2023-12.15

Resolution to Award Contract for General Engineering Services – award 3

Vice-Chairs Seitzman made the motion and Commissioner Russo seconded

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



2023-12.16

Resolution to Censure Commissioner James Sanford for Violation of the Authority Policy on Statements Made by Individual Commissioners

Vice-Chairs Seitzman made the motion and Commissioner Russo seconded

Commissioner Sanford ask question and a discussion ensues

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

#### NEW BUSINESS

Chairperson Reyes ask if all in favor of adjournment. Motion to Adjourn  
All board members answered in the affirmative except Commissioner Sanford.  
Meeting concluded at 8:59PM