



HOUSING AUTHORITY OF THE CITY OF HOBOKEN

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BOARD OF COMMISSIONERS MEETING – February 8, 2024, 7:00pm

PRESENT: Marc Recko, Executive Director
Commissioner, Anthony Forbes (Absent)
Commissioner, Andrew Impastato (Zoom Video)
Commissioner, Aaron Lewit (Absent)
Chairperson, Barbara Reyes
Commissioner, Michael Russo (Zoom Video) (in person 7:23pm)
Commissioner, James Sanford (arrived at 7:12PM)
Vice-Chair, Erica Seitzman (Zoom Video)

COUNSEL: Harold Fitzpatrick, ESQ.
STAFF: Lourdes Priestley, Director of Administration
Frank Merchand, Director of Management
Emil Kotherithara, Chief Financial Officer
Daniel Perez, Resident Service Coordinator
Jackie Medina, Maintenance Manager
Sammy Fermaint, Maintenance Supervisor
Yolanda Sissoko, 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 absent, Commissioner Impastato present, Commissioner Lewit absent, Chairperson Reyes present, Commissioner Russo present, Commissioner Sanford absent and Vice-Chair Seitzman 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 February board meeting has been scheduled for Thursday February 8, 2024 at 7:00pm. Notice was sent to The Jersey Journal and Star Ledger on Tuesday, January 30, 2024, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Tuesday, January 30, 2024 with a copy of the agenda to be posted on the bulletin board in City Hall, Hoboken Library and Hoboken Police Department; and posted on the Authority's website on Tuesday, January 30, 2024.



PUBLIC COMMENT

EXECUTIVE DIRECTOR REPORT

2024-02.01 **Resolution to Approve the Meeting Minutes for February 8, 2024 Regular Board Meeting.**

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

Commissioner Sanford ask a question and a discussion ensues.

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

2024-02.02 **Resolution authorizing the payment of the monthly list of bills.**

Commissioner Russo made the motion and Chair Reyes seconded.

Commissioner Sanford ask a question and a discussion ensues.

Commissioner Impastato ask a question and a discussion ensues.

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

2024-02.03 **Resolution to Ratify the January 12, 2024 Award of an Emergency Contract for Brick Repointing at 310 Jackson Street**

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

Commissioner Sanford ask a question and a discussion ensues.

Commissioner Sanford read a statement by the New York Police regarding New York City Housing Authority



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

2024-02.04 **Resolution to Ratify the January 12, 2024 Award of an Emergency Contract for Brick Repointing at 400 Marshall Drive**

Commissioner Russo made the motion and Chair Reyes seconded.

Commissioner Sanford ask a question and a discussion ensues.

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

2024-02.05 **Resolution to Amend its Agency Plan to Incorporate the use of Capital Funds at Harrison Gardens**

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 absent, Commissioner Impastato yes, Commissioner Lewit absent, Chairperson Reyes yes, Commissioner Russo aye, and Vice-Chair Seitzman voted "YES". Commissioner Sanford voted "No"

2024-02.06 **Resolution to Award a Contract for Monroe Gardens Parking Lot Repairs**

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 absent, Commissioner Impastato, Commissioner Lewit absent, Chairperson Reyes, Commissioner Russo aye, and Vice-Chair Seitzman voted "YES". Commissioner Sanford voted "No"



2024-02.07

Resolution to Purchase a Utility Vehicle and Accessories

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

Commissioner Impastato ask a question and a discussion ensues.

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



2024-02.08

Resolution to Award a Contract for Harrison Gardens Interior Stairwell Renovation

Counsel Fitzpatrick discuss that the next resolution is blank and not to be considered, not to introduce it. It will be postponed until next meeting.

2024-02.09

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 absent, Commissioner Impastato, Commissioner Lewit absent, Chairperson Reyes, Commissioner Russo aye, and Vice-Chair Seitzman voted "YES". Commissioner Sanford voted "No"

2024-02.10

Resolution to Award Contract for Resident Services Program Providers

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

Commissioner Impastato ask a question and a discussion ensues.

Counsel Fitzpatrick speaks on said resolutions and a discussion ensues

Commissioner Sanford ask a question and a discussion ensues.

Commissioner Russo ask a question and a discussion ensues.



Commissioner Russo Motion to reconsider and amend the resolution to remove HOPES from the list of partners. All Commissioners voted yes and Motion passed.

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

Commissioner Russo made the motion and Chair Reyes seconded
Chairperson Reyes ask if all in favor of adjournment.
All board members answered in the affirmative.

(The meeting concluded at 9:10 P.M.)