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REGULAR MEETING OF THE BOARD :
OF COMMISSIONERS OF THE HOBOKEN : THURSDAY
HOUSING AUTHORITY OF THE CITY : FEBRUARY 9, 2023
OF HOBOKEN : 7:00 P.M.

HELD IN PERSON AT
221 JACKSON STREET
HOBOKEN, NEW JERSEY

BEFORE:

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

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

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

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

THERESA L. TIERNAN, CCR, RMR
CERTIFIED COURT REPORTER
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1 (Pledge of Allegiance recited at this time.)

2 CHAIRWOMAN REYES: I would like to
3 advise those present that notice of the this regular
4 meeting of the Housing Authority of City of Hoboken
5 has been provided to the public in accordance with
6 the provisions of the Open Public Meetings Act.

7 Notice of this regular monthly February
8 Board meeting was given by publication of the annual
9 meeting notice of the Authority with amendments as
10 necessary, was sent to the Jersey Journal and Star
11 Ledger on Tuesday, January 31st, 2023, and sent to
12 the City Clerk of Hoboken on Tuesday, January 31st,
13 2023, with a copy of the agenda to be posted on the
14 aforementioned bulletin Board in City Hall, Hoboken
15 Library, and Hoboken Police Department, and posted
16 on the Authority's website on Tuesday, January 31st,
17 2023. I direct the minutes of this meeting to state
18 that I have announced that adequate notice of this
19 meeting has been given as required by the Open
20 Public Meetings Act.

21 Roll call, Director.

22 EXECUTIVE DIRECTOR RECKO: Anthony
23 Forbes?

24 COMMISSIONER FORBES: Present.

25 EXECUTIVE DIRECTOR RECKO: Andrew

1 Impastato?

2 COMMISSIONER IMPASTATO: Here.

3 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

4 COMMISSIONER LEWIT: Present.

5 EXECUTIVE DIRECTOR RECKO: Barbara

6 Reyes?

7 CHAIRWOMAN REYES: Here.

8 EXECUTIVE DIRECTOR RECKO: Michael

9 Russo?

10 COMMISSIONER RUSSO: Present.

11 EXECUTIVE DIRECTOR RECKO: James

12 Sanford?

13 Erica Seitzman?

14 COMMISSIONER SEITZMAN: Present.

15 CHAIRWOMAN REYES: Kevin Groomes.

16 COURT STENOGRAPHER: Could you please

17 state your name for the record?

18 MR. GROOMES: Kevin Groomes.

19 COURT STENOGRAPHER: Could you please

20 spell your last?

21 MR. GROOMES: Last name?

22 G-R-O-O-M-E-S.

23 COURT STENOGRAPHER: Thank you.

24 MR. GROOMES: Thank you, everybody.

25 How you doing, everybody?

1 I keep telling you about my house,
2 about these pet problems I have, like the water
3 bugs, and I keep telling you all over and over and
4 it's not getting done. And the one you got now, the
5 guy come out to the house, I don't know who, because
6 they're horrible, they are horrible.

7 And my second question, Director,
8 what's going on by the buildings out here? The
9 buildings, they're going to knock them down or how
10 far are we doing this?

11 EXECUTIVE DIRECTOR RECKO: I'll be
12 doing a full report on that during my session.

13 MR. GROOMES: So how long is that?
14 Next year?

15 EXECUTIVE DIRECTOR RECKO: I'll be
16 doing a full report during my session.

17 MR. GROOMES: Oh, okay. Like I said,
18 I'm just worried about the pet problem in my house,
19 that's all, and I keep telling you all and I saw
20 your picture too like the last meeting, last meeting
21 I saw the traps out there, but the water bugs in the
22 house, it's embarrassing, you know? I go to Home
23 Depot and get some spray, you know, and it's
24 ridiculous. So what I'm going to do, if it keeps --
25 if you're not going to do nothing, I'm going to

1 have -- I'm going to higher somebody up and give you
2 all the bill and you all could take care of the bill
3 right there, because who you got now ain't doing the
4 job. Ain't coming off. Thank you.

5 CHAIRWOMAN REYES: Thank you, Kevin.
6 Michelle Lessane.

7 COURT STENOGRAPHER: Could you spell
8 your last name?

9 MS. LESSANE: Yes. L-E-S-S-A-N-E.

10 Good evening, everyone.

11 I just have a question about the policy
12 that was put out about the curfew, 10 p.m. I have
13 people that visits me, like, in the springtime and
14 summertime. My brother's military, and my sisters
15 come from South Carolina. I don't think it's fair.
16 I understand that you all put this in place because
17 of all the stuff that's going on, but sometimes when
18 we all go hang out, we sit in front of my door, we
19 just sitting on the ledge and I don't think it's
20 fair to us, the good ones, that we have to suffer
21 from a lot of the other ones. Like, a lot of times
22 they know who the problematic people were, like,
23 they could do something about that, but it's not
24 fair to us. It's not fair to me that I got to tell
25 my brother, "Oh, we can't sit outside." We grown

1 folks. I pay rent here. We grown folks and we
2 can't sit outside. I'm always in the house. I
3 think I deserve to sit outside. If it's in the
4 springtime, if it starts getting warm, there's time
5 I like to come out with a chair and just sit there
6 and look at the skunks and all that, but I like to
7 sit there, and I don't think it's fair that I have
8 to go in my -- I can't go in my house 10 o'clock.
9 One night I came from church 11:30 at night and I
10 was walking and I seen people outside, and I said,
11 "Oh, okay," walking through and I seen all the cops,
12 they were standing there, I guess they were doing
13 duty there, and they was just standing there
14 afterwards and they looked at me and I was like,
15 "Well, I ain't supposed to be outside? I'm coming
16 from church." Like, you know, it's kind of
17 embarrassing, guys. I mean, I understand yous want
18 to implement this and do something about it, but you
19 got to think about the good people too that just
20 want to sit outside when nothing else to do, you
21 know? I mean, I'm just -- just take that into
22 consideration. I understand maybe you can revisit
23 this and see how what else use can do, but just to
24 tell people that they can't sit outside, especially
25 we're not problematic. We pay our rent, and we

1 sitting outside just to get some fresh air. It's
2 just unfair. That's all. Thank you.

3 CHAIRWOMAN REYES: Thank you, Ms.
4 Lessane.

5 Manuel Rivera Soler.

6 MR. RIVERA SOLER: Sorry. Just got to
7 get this to stay where it's supposed to. Thank you.

8 Madame Chair, Manuel Rivera Soler, 529
9 Park Avenue.

10 If Madame Chair could please, when the
11 Director or whomever is going to give information in
12 regards to the resolutions, if you can, 23-02.03 and
13 23-02.06, if the members of the public could get a
14 little more information on those two.

15 I would like to see that I have enough
16 time to ask a few more follow-ups from last
17 meeting's agenda when the Director was speaking and
18 you all were discussing in regards to the lack of
19 employees that you were requesting or asking for,
20 the maintenance. Has anyone applied or anyone has
21 been hired? That would be good information to give
22 members of the public. I'm sure you will do it in
23 your report, if you have it, and as well as I would
24 like to mention you also said you would be power
25 washing certain sections of certain buildings in the

1 housing. I would like to know how that schedule has
2 been going and which sections of which buildings of
3 which sidewalks are being power washed or will be
4 power washed, that also will be helpful for the
5 members of the public, especially people who have
6 need for special attention when they walk, meaning
7 disabled folks.

8 I would also like to ask, and this is a
9 big question, and it's not even a question, it's
10 more of a comment, about the wait list for the -- I
11 guess, the wait list, I'm being redundant. Could
12 you please let members of the public know a little
13 bit more, if you have more details on when that wait
14 list is going to be opened? How are you going to
15 let the general public know as to how to or when to
16 apply for these -- for this wait list. There are
17 many, many people asking and who are in need. I was
18 at a meeting the other day in regards to it doesn't
19 pertain to this, but in regards to affordable
20 housing. So everyone is looking for affordable
21 housing and Section 8 and whatever is out there, but
22 if members of the public can hear as to where it is,
23 that would be also greatly appreciated, and which
24 also leads me to the redevelopment of the housing.
25 It went through the Council in first reading.

1 Again, if the greater public of Hoboken could get
2 information, but as well residents of the housing
3 when the details of these redevelopments come up, if
4 you're asking for folks, and they were asked in the
5 Council meeting to be at these meetings to give
6 input, I'm assuming that members of the public would
7 be better served if you could advertise it more or
8 that more people know. I don't know how we would do
9 it at both parties, whereas the City Council,
10 everyone should be told so that way you could get
11 more people, because we need more members of the
12 public in all of these mootings so they can give
13 their input.

14 So with that, I would like to thank you
15 for your attention, for your polite attention, and
16 your answers to your questions, and God bless you,
17 God bless Hoboken, and God bless the Housing, and
18 the residents of the Housing Authority.

19 Thank you.

20 CHAIRWOMAN REYES: Director?

21 EXECUTIVE DIRECTOR RECKO: Is that all?

22 MR. RIVERA SOLER: Madame Chair, I
23 think Patricia Waiters sent me a text she was on her
24 way to speak, but I don't know if --

25 CHAIRWOMAN REYES: Unfortunately --

1 MR. RIVERA SOLER: I just wanted to let
2 you know.

3 CHAIRWOMAN REYES: -- I can't stop the
4 meeting because she's not here.

5 MR. RIVERA SOLER: Thank you. I just
6 wanted to the make sure I informed you.

7 CHAIRWOMAN REYES: Thank you.

8 MR. RIVERA SOLER: Thank you.

9 COMMISSIONER RUSSO: Madame Chair, I'll
10 make a motion to close the public portion.

11 CHAIRWOMAN REYES: Motion.

12 COMMISSIONER LEWIT: Second.

13 CHAIRWOMAN REYES: All in favor?

14 (Unanimous affirmative voice vote taken at
15 this time.)

16 CHAIRWOMAN REYES: I guess we all
17 agree. Thank you, guys.

18 EXECUTIVE DIRECTOR RECKO: Thank you.

19 Thank you, Chairperson.

20 And I think as I go through my report
21 tonight, I'll be addressing a number of the issues
22 that came up that the public had to ask.

23 So on our committees, we had two
24 committee meetings this past month, the Facilities
25 meeting and a Professional Procurement meeting and

1 I'll be addressing them both as we -- as I go
2 through my report.

3 Regarding our award of Special
4 Allocation of Capital Funding that we announced last
5 month that we did a competitive grant process for,
6 the funds will be used for courtyard paving,
7 replacement, main entrance and gate replacement of
8 the courtyard with the goal of securing the
9 courtyard for residents only. Security camera
10 installation on each floor and the rooftop at
11 Harrison Gardens. The hallway and stairwell
12 refurbishment, painting, tread repair, and any other
13 REAC issues as funding allows.

14 To this end, we've begun a series of
15 meetings with our architectural and engineering
16 firms, first step to start getting some cost
17 estimates and see how far the money is going to go
18 and we'll keep you informed as we move along. This
19 is brand new, but we've already been meeting with
20 the architects and engineering firms.

21 On the Kyella's Way, good news. We
22 have finally obtained the signage to create the
23 commemorative designation for Colon at the Marshall
24 Drive horseshoe. We have been in touch with Ms.
25 Colon's family to schedule the events, so we're

1 speaking with them on when, thinking the end of
2 March, beginning of April, right around in there,
3 we've talked to the family, and as that develops
4 we'll be sharing that news with you. We talked to
5 Ms. Colon's mother.

6 Security issues. A number of issues
7 fall under that. Our yearly request for proposals
8 for community services has been published. We've
9 got a pre-proposal meeting scheduled for Friday,
10 February 17th, at 10 a.m. Proposals are due back on
11 February 28th. So the wind's at our back, will have
12 those to the March Board meeting. The pre-proposal
13 meeting will be a Zoom meeting, so if anyone wants
14 to participate in there, if you've picked up an RFP
15 package at our office, you will automatically be
16 invited to that, that meeting. You do need to stop
17 by or e-mail Emil or myself to get a proposal
18 packet. We do that again so we can track who
19 exactly gets the packet. So if any addendums come
20 out or any changes, we know who's got the packets.

21 We are beginning a design on a
22 defensible space concept of fencing in the rear
23 areas of our property that abuts the light rail. At
24 our RAD Board meeting, which I'll mention later,
25 there was a lot of talk about about what's going on

1 behind 300, 310, 320, 400, and all the issues we're
2 having back there. We are talking to the police,
3 Hoboken Police Department about those, but also
4 we -- I strongly believe that we can address the
5 problem through some passive defensible space
6 concepts back there. We have put some money aside
7 in this year's capital fund money to do a fencing
8 project back there.

9 Our managers continue to surveil the
10 video cameras. We've increased our number of
11 resident meetings. We did have a resident meeting
12 at Harrison Gardens on February 1st. The 300, 320
13 issues came up again. The increased lighting came
14 up again at that meeting. So we're looking to
15 respond to all of the issues that came up. I think
16 the resident concerns that came up at that meeting
17 we've already addressed as well. Barbara, thanks,
18 Barbara was at that meeting. Thought it went well?
19 We just get to more -- need to have more people. So
20 we keep putting the word out and as spring comes,
21 we'll get those -- keep those meetings going.

22 Our Hoboken Housing Forward update,
23 which is the redevelopment update. Again, remember
24 that we're laying our foundation, it's a
25 step-by-step process. We're making progress every

1 day. Sometimes it takes a while, so folks don't
2 hear a lot out there, but we're moving.

3 So the City did pass the selection of a
4 planning firm for the redevelopment plan. That
5 redevelopment plan is going to take about six
6 months. So in the meantime, the planning group is
7 going to come in, they're going to use our strategic
8 plan as their base and we'll be forming together a
9 redevelopment plan with the City for the Housing
10 Authority sites.

11 I'm pleased to report that the city
12 chose Heyer Gruel and Associates for the planning
13 consultant. And I say I'm pleased because we had a
14 great experience with them doing our strategic plan.
15 They already know us. They know our properties.
16 They know the process so far. And on February 2nd I
17 did participate with the city staff on the selection
18 process, the interview process, so the Housing
19 Authority is included right from the beginning. And
20 on February 2nd we had a kickoff meeting.

21 The planning team, Heyer Gruel, and
22 when I say planning team I mean planning team really
23 is consultant, the City, the Housing Authority,
24 right now, and that includes residents.

25 They'd like to meet with the Housing

1 Authority Board in person to get things moving. So
2 they will have a couple of weeks to be getting their
3 feet on the ground and meeting with you. Now, while
4 they're here in person, they are also going to be
5 meeting with the Resident Advisory Board while they
6 are here that day, they will be in town all day, and
7 then have a larger meeting open to all residents
8 with the Hoboken community as well. So that will
9 probably take place in March. So we'll have a
10 meeting with the Board toward the end of February,
11 with the Resident Advisory Board, then a larger
12 meeting with all residents in the Hoboken community
13 to bring everyone up to speed at the beginning of
14 March.

15 Now, this is in the planning process.
16 All the answers aren't answered yet. So this is
17 part of the process and it's a good process.

18 So suggested dates are February 23rd,
19 27th and 28th. If anyone can communicate with me
20 from the Board on if there's any obstacles to any of
21 those days, I would presume we're talking about a
22 7 o'clock meeting, and if you get those back to me
23 by text or e-mail or come up and tell me after the
24 meeting, I'd appreciate it. Again February, 23rd,
25 27th, or 28th is when they are available to come to

1 Hoboken, okay? They are tasked with an aggressive
2 six-month completion schedule. We will work closely
3 with them. We already are. They're public
4 scheduled meetings, publicize the information.
5 You'll find everything up to our website and share
6 information as needed so that thing's moving along.

7 The second part of our Hoboken Housing
8 Forward is our obsolescence study. In order to move
9 the process forward, we had to conduct an
10 obsolescence study, that is required by HUD, so the
11 professionals can come in and say: Yes, indeed, our
12 buildings are obsolete. That they need serious,
13 substantial renovation and/or redevelopment.

14 That study is complete.

15 That was completed as of last week.
16 All of our sites have been deemed according to HUD
17 guidelines, obsolete. So that now gives us the
18 ability to move forward with an application to HUD's
19 strategic office, which is in Chicago, and once
20 that's approved, we will then -- we can then proceed
21 with the replacement of our buildings, redevelopment
22 of our buildings, under RAD and Section 18
23 guidelines. So it's got to be step by step.
24 Redevelopment plan's going on, the obsolescence plan
25 is done. That's being submitted to the special HUD

1 division to give us permission to move forward from
2 there under the RAD program.

3 Capital needs study. We have published
4 an RFP requesting an engineering firm to produce a
5 capital needs plan for our ten-year period. The
6 plan will anticipate changing capital needs funding
7 levels. As we progress through the redevelopment,
8 it will answer questions such as should the Housing
9 Authority take some of its capital money and
10 contribute to the redevelopment process or, as we
11 move along, we're still going to have folks living
12 in our public housing buildings. What do we need to
13 do in those buildings? What investments do we need
14 to make? What investments should we hold off on as
15 we redevelopment? So that's a HUD requirement. We
16 did not get responses to that RFP. We have
17 republished the RFP. We're going to make a couple
18 of changes in it before we accept it, and we're
19 hoping to have that to you in the March meeting.
20 Another step.

21 HMFA, who is, no matter what we do, a
22 major financing partner. We have scheduled an
23 introductory meeting for this coming Monday with the
24 Housing Finance Agency. We will be discussing them,
25 with them the availability of their financing, their

1 tax credits. We're going to be sharing our
2 strategic plan with them. Where we're going to be
3 and getting an idea from them on how much they
4 predict in their magic ball, crystal ball, of how
5 much funding they will have available year by year
6 as we go through our redevelopment plan. So it's
7 our first strategic meeting with HMFA, with the
8 Housing Mortgage Finance Agency.

9 We do intend to publish an RFP for
10 special legal counsel at the end of February. We
11 think we'll have it out at the end of February,
12 maybe the first week of March, but that's happening
13 now. So we would think that maybe the April board
14 meeting we would have that back to you as a Board.

15 Tonight you have in front of you a
16 procurement policy amendment. It's before you
17 tonight. It was discussed in depth at the
18 Procurement Committee on February 6th. We did
19 change slightly our original draft and I think when
20 we talk about that resolution, we'll explain more,
21 but I think we're on the right track with that.

22 Enterprise Partners. Our redevelopment
23 team continues to meet with the Enterprise Partners,
24 with the Fitzpatrick Law Firm, Housing Authority
25 staff, and HUD representation from a very high

1 level. So for those of you that don't see a lot of
2 progress, we're meeting regularly, all right? We're
3 meeting with HUD, we are moving as fast as we can.
4 We've got technical assistance given to us by HUD.
5 So they are people that have done redevelopments
6 across the country fairly and equitably. They are
7 watching us. They report back to HUD to make sure
8 we're going as fast as we can, to give us advice and
9 technical assistance as we move forward. So we're
10 working closely with them.

11 We also with the Enterprise team, we're
12 beginning our work on projecting the management
13 needs and positioning into 2023 and beyond. We're
14 developing a training schedule for HHA staff on what
15 those needs are going to be as we move forward with
16 some renovated buildings and/or new buildings.
17 We'll be working specifically on revamping our total
18 procurement policy.

19 Tonight you have an amendment to our
20 existing procurement policy in front of you. Our
21 next step on that is to revise the entire
22 procurement policy. That will take a little bit
23 longer, but we're working with Enterprise on that
24 now. We're also working with them on a record
25 retention system revamping for us.

1 Public and Resident Outreach. We
2 remain available for any forums. If you know of a
3 forum you'd like us to come and speak at, be glad to
4 do it. If you have a group that you want us to come
5 to, you want me to come to, invite me. We'll be
6 glad to come. We'll be glad to educate the public
7 as we move forward and tell folks exactly where we
8 are. We are also always open to intakes at my
9 office if anyone wants to come and see me and sit
10 down with a cup of coffee. We can sit down and
11 bring anyone up to date on where we are so. We're
12 open to you.

13 COMMISSIONER RUSSO: Director, quick
14 question on the training schedule.

15 EXECUTIVE DIRECTOR RECKO: Yes, sir.

16 COMMISSIONER RUSSO: Is there a way
17 where any of the Commissioners may be able to sit in
18 on some of those, just so we have a better
19 understanding as well?

20 EXECUTIVE DIRECTOR RECKO: Absolutely.

21 COMMISSIONER RUSSO: Sounds good to me.

22 EXECUTIVE DIRECTOR RECKO: As a matter
23 of fact, one of the main people, Ms. Valerie
24 Jackson, works with Enterprise, is working her
25 schedule out to see when she can come for a couple

1 of days.

2 COMMISSIONER RUSSO: Okay, great.

3 EXECUTIVE DIRECTOR RECKO: So that
4 would be a perfect time.

5 COMMISSIONER RUSSO: Yeah, great.

6 ATTORNEY M. FITZPATRICK: And one thing
7 I'll just point out as the usual reminder. Any more
8 than three would be a violation of the Sunshine Law
9 or may be a violation of the Sunshine Law, so if,
10 for some reason, there's enough interest, you can
11 figure out who would attend and report back. I'll
12 leave that all up to you. I just want you to remind
13 you on that.

14 COMMISSIONER RUSSO: Thank you.

15 EXECUTIVE DIRECTOR RECKO: Thank you,
16 counselor.

17 So I want to present our new handbook.
18 It was passed out to residents today and we also
19 have a newsletter, and Ms. Corinne Richmond has
20 played lead on that.

21 Corinne, you want to say a few things
22 about our new handbook and our newsletter?

23 MS. RICHMOND: Sure.

24 VOICE: She did a great job.

25 EXECUTIVE DIRECTOR RECKO: She did.

1 VOICE: She did. It's good. Very
2 good.

3 MS. RICHMOND: Thank you. Good
4 evening, everyone.

5 So as the Director said, this is the
6 handbook, and pretty much what this is, this is --
7 it outlines your right as residents and also your
8 duties as residents, and it also outlines our rights
9 and our duties, so we have to be held accountable.
10 So this is pretty much an outline of everything that
11 we are supposed to do for you and what you are also
12 supposed to do for us. And this is the very first
13 edition, so there are amendments and new elements
14 that we are going to add to this. So if you read
15 through all these and you find that there is
16 something that you would like to add or discuss or
17 you don't understand, you can either call your
18 manager, put that in writing, and we would address
19 that, okay?

20 And the newsletter, I don't know if any
21 of you read that. So if you want a copy, it's also
22 available on our website. And the good thing is
23 it's also in Spanish. So whenever you see a page in
24 English, there's also a page in Spanish. We make it
25 accessible to everyone. We were not able to do that

1 through the handbook because of the volume, was a
2 big publication, but if you need a copy in Spanish,
3 you can always ask your manager and I will provide
4 you one, okay? Thank you.

5 COMMISSIONER RUSSO: Thank you.

6 EXECUTIVE DIRECTOR RECKO: Thank you,
7 Corinne. Thank you.

8 (Applause.)

9 EXECUTIVE DIRECTOR RECKO: And we do
10 appreciate Corinne's leadership on that, but also I
11 want you to know that the entire staff had input
12 here. We had numerous meetings that Corinne led
13 with our management department, with maintenance.
14 We went over it and over it and over it, a number of
15 drafts. So we're very proud of it and we're hoping
16 to serve you and communicate more and more in the
17 future.

18 So, again, if you see anything in there
19 that you don't understand or you think it's wrong,
20 feel free to give us a note, and we'll take a look
21 at it from there. Good stuff.

22 Covid-19 seems to be at a bit of a
23 lull, knock on wood. We still had a couple of
24 people out over the past couple of months and some
25 quarantine issues, but we're doing fairly well.

1 The renovation work at Fox Hill is in
2 process. Lighting has already brightened up our
3 hallways. Plumbing, cabinet, and countertop work is
4 in process. I believe you were at the last job
5 meeting, Aaron?

6 COMMISSIONER LEWIT: Yup.

7 EXECUTIVE DIRECTOR RECKO: So things
8 are --

9 COMMISSIONER LEWIT: Things are moving
10 along, but there's cabinets that we can't get our
11 hands on. So, you know, supply problems.

12 EXECUTIVE DIRECTOR RECKO: Supply
13 problems are everywhere. You're going to hear about
14 supply problems two more times tonight. So we're
15 moving ahead.

16 COMMISSIONER RUSSO: It's all your
17 fault, Matt.

18 EXECUTIVE DIRECTOR RECKO: That's
19 right.

20 Housing for Hoboken met on January
21 25th, and our next meeting is on February 21st.

22 Special Capital Projects. As noted
23 above we're moving forward with Harrison Gardens. I
24 did make a mistake in my printed report. The
25 emergency generator work for CCG and Monroe is

1 finally getting underway, for Christopher Columbus
2 and Monroe. If you remember --

3 MR. KOTHERITHARA: Excuse, sir, it's
4 Adams.

5 EXECUTIVE DIRECTOR RECKO: Adams.

6 MR. KOTHERITHARA: It was Adams.

7 EXECUTIVE DIRECTOR RECKO: I'm still
8 making that mistake. The prep work.

9 CHAIRWOMAN REYES: It's not Monroe?

10 EXECUTIVE DIRECTOR RECKO: No, it's
11 Adams.

12 CHAIRWOMAN REYES: Okay.

13 MR. KOTHERITHARA: Monroe was replaced
14 just about two years ago.

15 CHAIRWOMAN REYES: Okay. Thank you.

16 EXECUTIVE DIRECTOR RECKO: Thank you,
17 Emil.

18 Prep work will begin in the next couple
19 of weeks, so we're moving forward with that. That
20 leaves us only with part of Andrew Jackson that does
21 not have renewed emergency generators.

22 So we expect that we're bidding that
23 out, hopefully, for next summer work, but that's
24 also, if you remember, we've been waiting nine
25 months for those generators to get in, so glad to

1 have that moving forward.

2 The installation paperwork for the new
3 boilers at Andrew Jackson Gardens through CDBG that
4 you approved is underway. Again, six to seven
5 months on delivering new boilers. It's just where
6 it is right now in our world, right? So, great that
7 we replace next summer. We'll have them in
8 operation for next winter.

9 All right. Because we did come in
10 under budget on the last, that boiler project, we
11 are able to bid out a boiler replacement project at
12 Monroe Gardens. If you'll remember, last summer we
13 replaced the system at Adams, and now we'll be able
14 to fund and bid out, that's being drawn up now, the
15 boiler over at Monroe.

16 CDBG funds will be funding an increased
17 lighting project for HHA. The City graciously gave
18 us right around \$50,000 to do a lighting project, so
19 we expect to light up the exteriors of our buildings
20 even more than they are now. I do plan on doing
21 that work under the electrical contractor that we've
22 come to you on a resolution later to approve.

23 A number RFPs have been put out. We've
24 been busy on that. They were put out Tuesday. As I
25 mentioned earlier, resident services program

1 providers is out. An strategic plan for capital
2 funds that I mentioned earlier. General legal
3 services and special legal services is out for RFP
4 and our security consultant services, which is our
5 camera folks that takes care of our cameras. So
6 they're all being bid this month.

7 We are going to be asking for a
8 Procurement Committee after the proposals are
9 received on the 28th, but before the next Board
10 meeting.

11 My intent also this month is to put out
12 a new RFP for an answering service contractor, so
13 that's coming. We heard you. That's coming.

14 Management has been focused on three
15 initiatives, to achieve and maintain that 96 percent
16 or better occupancy rate. This past month at public
17 housing we hit HUD's goal, 95 percent occupancy,
18 great, which is even better than Hoboken's overall
19 rate, but it wasn't quite at our 96, but we're
20 staying strong at 95 and 96 percent occupancy at Fox
21 Hill. We also have 18 units ready to be leased as
22 of February 1st, so we should be seeing those
23 percentages pop our next report.

24 So we've got Attachment 4 as your
25 vacancy report for Fox Hill. Fox Hill had one

1 move-in, move-in, one move-out and one transfer. At
2 public housing we had one move-in, one move-out and
3 we performed five transfers over the next -- last 30
4 days. And I know sometimes it seems to folks that
5 they're waiting forever for transfers and we're
6 working through that list as fast as we can.

7 All right. So we're working on our PIC
8 system with HUD, making progress, and we've made
9 significant progress again in the issue of tenants'
10 accounts receivables. I continue to encourage any
11 resident with an outstanding balance to contact
12 their manager to forestall any legal action. We
13 will work with you. We entered about 30 additional
14 new agreements in the last 30 days with the promise
15 to pay of about \$100,000. We continue to make
16 appointments for that.

17 Having gone over vacancies and tenants
18 accounts receivables, Frank, you want to update us a
19 little bit on maybe the 20 and where we are on that?

20 MR. MERCHAND: Good evening, everybody.
21 As the Director mentioned, we did have an extra 30
22 repayments that came in. When we first started
23 having this conversation with everybody it was
24 around September, and we had a group of families and
25 we had a plan to get as many folks to sign up.

1 Since then and up to this point what we have is 120
2 repayment agreements altogether. If you know of
3 anybody who is either has a balance or wants -- no
4 matter how small or how large, we will work with
5 them on the repayment. Our next effort right now,
6 what we would like to attempt, and this is something
7 that we've come softly discussed is now the big
8 group of folks who are left is the middle, folks who
9 owe more than a thousand, less than 10,000.

10 What we propose and what we're seeing
11 is to just go ahead and do a repayment agreement
12 that gets sent out to those families. So let's say
13 if somebody owes \$5,000, it will just be split over
14 the longest possible term that we have, which is 120
15 months, ten years, is the most we can give somebody.
16 It's at zero interest, right? So basically what we
17 want to do is we want to let that land on
18 somebody's, you know, mailbox so that they can then,
19 without maybe -- maybe it's uncomfortable for some
20 people to talk about finances and maybe the folks
21 who have not come to us, it could be a matter of,
22 like, I want to talk my manager about my money or
23 what happened. So this is an opportunity for
24 anybody who feels that way to just sign the contract
25 and pay back and they're good, and in there there

1 would be on a letter explaining, hey, it's no
2 interest as long as you make this payment, and that
3 would take off so much of the headache that people
4 feel from being behind, that feeling, is that
5 terrible feeling.

6 VOICE: Okay. And they do the contract
7 and you said no fee, but how they get in the
8 situation that they miss one month, that they can't
9 do, they go to the site manager and tell them?

10 MR. MERCHAND: Correct. So once you're
11 in a repayment agreement, it's even more important
12 than when your -- you know, it's always important to
13 pay your rent, right? But once you're in a
14 repayment agreement, now we've kind of said, listen,
15 we want to work with you, so we're asking that you
16 work with us to get to that point that at the end of
17 the day, any money that we get back from these
18 repayments is going back to you guys in the way of
19 services and anything that we can do through
20 maintenance, right? So we just want to be able to
21 capture as much of that as possible. So if
22 everybody is in agreement, and we can find the
23 proper way to do that in the next 30 days, I think
24 that that's an effort that we can push forward and
25 that would catch a big chunk of people.

1 So let's say that we can get 30 percent
2 of those folks to just return that back, that
3 already would be a significant improvement from
4 where we are right now. So everything that we've
5 done up to this point as we continue moving, it's
6 adding up. You know, hopefully the response, what
7 you're getting from your neighbors and your families
8 and friends is that, you know, I'm in the repayment,
9 I don't have to worry about that, and the more of us
10 that can communicate and help each other get to that
11 point, the better, so...

12 VOICE: Can you talk to creditors, too?

13 EXECUTIVE DIRECTOR RECKO: Thank you,
14 Frank. We appreciate that.

15 VOICE: That sounds good.

16 EXECUTIVE DIRECTOR RECKO: My intent --
17 our intent is to open the waiting list for one
18 bedroom and efficiency units in March. We would
19 expect that we will have this to the Board for
20 approval at the March Board meeting and be able to
21 open up that waiting list right after the Board
22 meeting, mid-March.

23 VOICE: What's efficiency?

24 EXECUTIVE DIRECTOR RECKO: So the one
25 bedrooms and the zero bedrooms, efficiencies,

1 studios, many names for those. Our waiting list on
2 those is getting short. Our waiting list from the
3 last waiting list process for our other units is
4 still long. So we don't need new applicants for
5 those. We just need applicants for the efficiencies
6 and the one bedroom units. We would expect that we
7 will open that up next month and that will be done,
8 the same process that we did last time. We will
9 open it up for folks to apply, applications will be
10 taken, and then once those applications are closed
11 off, a lottery will be held, all right? So if we
12 get 5,000 applications, we're going to announce how
13 many we're going to take. If we can only take 500,
14 we will pick 500 names out of those by lottery, all
15 right? And then they will be placed on the
16 waiting -- then they are placed on the waiting list.
17 The first step is an application to be put on the
18 waiting list. The second process is a lottery to
19 actually be put on the waiting list. So that
20 process will be used. When we come with the
21 resolution, we will have that process detailed in
22 very clear message -- very clear to you. We will be
23 talking about what third party will be monitoring
24 that process with us and how we're going to do that
25 exactly. So you will see that coming, I think,

1 we're ready to go out and do that right after the
2 Board meeting in March, all right?

3 CHAIRWOMAN REYES: Director, quick
4 question on that. I know that you're saying one
5 bedrooms and studios.

6 EXECUTIVE DIRECTOR RECKO: Yes.

7 CHAIRWOMAN REYES: So when you say the
8 one bedrooms, is that in the regular Housing
9 Authority or meaning like the family buildings,
10 because I know.

11 EXECUTIVE DIRECTOR RECKO: Both.

12 ATTORNEY M. FITZPATRICK: It's not Fox
13 Hill.

14 EXECUTIVE DIRECTOR RECKO: Well, I'll
15 get to Fox Hill next.

16 ATTORNEY M. FITZPATRICK: As part of
17 this discussion.

18 CHAIRWOMAN REYES: Okay, okay.

19 EXECUTIVE DIRECTOR RECKO: Fox Hill is
20 a separate waiting list. We are going to open it up
21 for Fox Hill too, all right? But there's a public
22 housing waiting list now and there's a Fox Hill
23 waiting list. So both of those will be opened and
24 that will include our elderly and disabled buildings
25 as well as our main campus buildings and anywhere

1 else there's a one bedroom or efficiency.

2 CHAIRWOMAN REYES: Okay.

3 ATTORNEY M. FITZPATRICK: And this will
4 be in much more detail next month, as the Director
5 described, but if anybody wanted to be considered
6 for both --

7 COMMISSIONER RUSSO: Right.

8 ATTORNEY M. FITZPATRICK: -- you have
9 to submit two applications.

10 COMMISSIONER RUSSO: Two applications.

11 CHAIRWOMAN REYES: Okay.

12 VOICE: But there's no studio over
13 there.

14 EXECUTIVE DIRECTOR RECKO: And then you
15 would be in both lotteries, okay?

16 We have formed an internal group with
17 staff, just to tell everyone, that's working on our
18 pet policy. So we do intend, over the next 30, 60
19 days, to have a new enforcement policy out on pets.
20 The incidents of unleashed dogs, dogs that threaten
21 the personal enjoyment, we're going to be taking
22 action on this, and we need to get the dogs that are
23 not registered out. We need to get the dogs that
24 are not in compliance with our policy out. So
25 you're going to see us take this step by step.

1 You're going to see us coming and talking to you at
2 your re-examination time as well as with any
3 inspections we do on units. Was there a dog in the
4 unit? Yes. Is that dog registered with us? No.
5 That's a problem. Was that dog too big for our pet
6 policy? That's a problem. So you're going to see
7 us taking action on this over the next couple of
8 months.

9 The selection of a new laundry service
10 supplier is before the Board tonight. You know
11 we've been working on this for a while. The
12 Facilities Committee met on February 2nd, and we're
13 all set to go with that as long as the Board passes
14 the resolution tonight.

15 I should mention that the RAD board did
16 meet on February 7th. I didn't put that in my
17 report. I missed it last night. We talked about
18 security. We talked about budgets. Upcoming
19 events. We talked about the redevelopment projects,
20 as I've talked to you tonight, and we went over our
21 new criminal policy as well as our nighttime policy
22 at that meeting.

23 On housing Choice Vouchers, we are
24 revising our project-based voucher request for
25 proposal. We're just grinding away at it to try to

1 get it right.

2 On our maintenance report for tonight,
3 Sammy, do you -- where is Sammy? Where is he
4 hiding? You want to say anything about power
5 washing?

6 MR. FERMAINT: Well, the power washing
7 we stopped for the season.

8 EXECUTIVE DIRECTOR RECKO: Stopped it
9 for the season.

10 MR. FERMAINT: Yeah, so we will
11 continue once the weather starts getting much
12 better.

13 EXECUTIVE DIRECTOR RECKO: You did a
14 great job on the Harrison courtyard.

15 MR. FERMAINT: We did the Harrison
16 courtyard, we did the Jackson side street. We did a
17 few of the basements as well that were much needed,
18 there was the sewage backup when it rains, and we'll
19 just keep plugging away at them. Once the weather
20 gets much better we can put the machines outside and
21 start running them, we will continue running, and
22 you will have a report in regards to having that
23 power wash system when it starts.

24 EXECUTIVE DIRECTOR RECKO: Thank you,
25 Sammy, and yeah, we don't want to give any of our

1 guys pneumonia, so we stopped for the winter, but
2 it's moving along.

3 So building cleanliness is a big topic.
4 We did talk about bringing on additional building
5 maintenance workers who are working for us. We have
6 since hired four part-time employees to bolster that
7 cleaning staff. We just got notice, by the way,
8 that two of those -- not those employees, other
9 employees on that BMW staff are going to be leaving
10 us. Fine, they're good, great relationship, but
11 they're moving on. One guy is retiring and then one
12 guy is just going on to something else in his life,
13 fine. So we will be bringing on two more to replace
14 them, so we're moving ahead with that.

15 We're bidding out the work that would
16 provide a regular four-month cycle of floor
17 stripping and waxing and stairwell deep cleaning.
18 My concept there is we take that off of the
19 day-to-day. Our guys can then come back, our guys
20 and ladies could then come back and maintain that,
21 but if we have a four-month cycle of a company
22 coming in, stripping, waxing, doing a great job on
23 the floor stripping and deep cleaning, so we're
24 specifying those now and we're going to be taking
25 bids on those soon.

1 It should be mentioned again that
2 building cleanliness takes all of us, takes all of
3 us, right? And when people leave trash in the
4 hallways, when people try to stick Christmas trees
5 down the trash chutes, people, I mean, you know, it
6 takes all of us. So please keep in touch with us.
7 Please keep your eyes open. We try to respond as
8 quickly as possible and I think you've seen we have,
9 when somebody contacts us with a particular problem,
10 but it's hard. Our guys can go through at two in
11 the afternoon and by 4 o'clock somebody has done
12 something untoward in the stairwells. So we're
13 working hard at it to give you the best service we
14 can.

15 As noted last month, again, we
16 currently have a building mechanic position open as
17 well. We had one of our good mechanics leave us a
18 couple of months ago, so we're taking applications
19 for a good mechanically skilled building maintenance
20 individual.

21 We continue regular extermination
22 services, and I hear you about the extermination,
23 and we'll try to get out to your apartment just as
24 soon as we can tomorrow. And one of our recent
25 focuses has been on this rodent issue. They're

1 everywhere and we keep fighting them. We're
2 focusing on extra cleanliness, to close up any
3 accesses that these rodents have to our buildings
4 from the outside or from the cellars up into the
5 buildings and extra extermination measures.

6 Number of things we're doing
7 specifically. Extra rodent poison boxes deployed at
8 the exterior of our buildings, those are those black
9 boxes that you see outside the buildings. Staff has
10 a special project to close up interior holes from
11 the exterior to the interior of our buildings. Any
12 abandoned drains, electrical chases, things that
13 have been left for 70, over the last 70 years, that
14 there's a crack, there's a way that a rodent can get
15 into our buildings, Sammy's crew is actually going
16 through concreting them, cementing them up, closing
17 them up so the animals can't get into our buildings.
18 Of course, we're still going around filling up holes
19 on the outside, and as you may know, we fill them,
20 they build a new one. We fill them, they dig a new
21 one. So we're keeping at that, though. If you see
22 something, contact us. We'll be glad to send a crew
23 out. We're clearing out any older abandoned
24 equipment in our basement areas, doing a lot of work
25 in our cellars, making sure that they have no place

1 to nest, that they're disinfected and clean. We
2 have extra Dumpsters on order, not to provide more
3 trash area, so that our Dumpsters don't get full and
4 overflowing, and again, spring is coming, right?
5 Spring and summer, and that's when the big problems
6 are.

7 We are performing special cleaning and
8 painting in our compactor areas. Our new BMW
9 Supervisor Joseph is having all compactor rooms deep
10 cleaned, painted, and treated. And we're actually
11 painting, so it looks nice, shiny. He's requiring
12 staff to keep them that way, doing regular
13 inspections, because those are real harbors, those
14 compactor rooms, so we want to make sure they're
15 clean, that they're sealed off, that they can't get
16 anywhere else in the building, and, of course, we
17 continue to work on special emergency and
18 preventative repairs through the age of our
19 buildings. I did put Attachment 5, as I always do,
20 on your Director's report tonight and that has -- I
21 want you to get your head around this, that has
22 eight major plumbing issues that we've had to
23 resolve in the last 30 days. That's not
24 maintenance, that is capital improvement. So when
25 our staff reacts, shows up to that leak, opens the

1 wall, fixes 10 feet of pipe, comes in, makes it
2 happen, closes it up professionally, gets back,
3 closes up that wall, those are big projects for our
4 staff. And I just -- I got to tell you, I'm proud
5 of them. When you take a look month to month to
6 month, what Sammy, Jackie and your crew does out
7 there on doing that, I mean, it's amazing. They're
8 doing great work that would cost us thousands of
9 dollars to outsource all the time, and it's almost
10 impossible because, you know, my whack-a-mole thing,
11 right? I get up on Paterson Plank, I look down on
12 all of our properties, and it's like, oh, boom,
13 where is it going to happen next? Where is it going
14 to happen next? Because it never stops. It just
15 keeps going, right? And but we're prepared. We can
16 run, we've got talented people on our staff that
17 work really, really hard for you out there. So
18 thank you for that, Sammy. I just want to have
19 everyone understand that this isn't normal stuff.
20 If you have a building that's five years old, this
21 doesn't happen, all right? This just doesn't. And
22 we don't get paid any extra money. We don't -- HUD
23 doesn't give us extra money for this. We get paid
24 the same amount of money that a brand new building
25 does and we got to make it happen with that reduced

1 funding.

2 Harrison. Harrison elevator, I wrote
3 in here "Great news." The elevator is back in
4 service and then we got a call about an hour ago
5 saying it was down about an hour ago.

6 MR. FERMAINT: They're on their way
7 now.

8 EXECUTIVE DIRECTOR RECKO: They're on
9 their way now to get it back working. I went, "Oh,
10 man." Yeah, but it's back, the 310 elevator is
11 back. They'll have it back in service shortly.

12 We're close to completion of carbon
13 monoxide detectors in all of our units, only a few
14 left. The addition of that gate at Mama Johnson
15 Field is complete and by the end of March we'll have
16 that panic bar release on the interior of that gate
17 before summer comes.

18 Snow removal equipment is ready to go.
19 I hope we still don't have to use it, but it's there
20 and ready to go.

21 Boiler systems are up and running. We
22 did have a major water line valve break at Adams
23 Gardens over the weekend of January 28th. I'm
24 incredibly proud of our staff. There was
25 professional response that they had over the

1 weekend, by Sunday it was done, it was complete, it
2 was fixed with very minor inconvenience to our
3 residents over at Adams. We had to shut the water
4 down, I think, for a couple of hours. They got in,
5 got it fixed, and back out. So good team.

6 As time allows, I'm approving overtime
7 work for our maintenance team led by Sammy to
8 address REAC violations found during last year's
9 REAC inspection. Of course, we're getting ready,
10 2023 inspections will be here any time, and I'd like
11 to put an add-on to that that I do intend to bring
12 in an independent third-party team to do a pre-REAC
13 inspection for us, before the REAC inspectors get
14 here, in order to identify issues and strategize on
15 how we can get our score up to where it needs to be.
16 We're never -- with our buildings, you're never
17 going to get a hundred, probably never going to get
18 85, but we can pass our REAC inspections with the
19 wind at our backs.

20 COMMISSIONER IMPASTATO: Just a quick
21 question there.

22 EXECUTIVE DIRECTOR RECKO: Yes.

23 COMMISSIONER IMPASTATO: We're still --
24 we failed the last one, right?

25 COURT STENOGRAPHER: I'm sorry, I

1 cannot understand him.

2 CHAIRWOMAN REYES: He said, "We failed
3 the last one."

4 ATTORNEY M. FITZPATRICK: He said, "We
5 failed the last one, right?"

6 EXECUTIVE DIRECTOR RECKO: Yes, we did.
7 Yes, we did.

8 ATTORNEY M. FITZPATRICK: He said, "We
9 failed the last one, right?"

10 EXECUTIVE DIRECTOR RECKO: Yes, we did.

11 COMMISSIONER IMPASTATO: So we're --
12 what is Sammy getting paid overtime to do if you're
13 going to hire the inspector to come in and tell us
14 what to fix?

15 EXECUTIVE DIRECTOR RECKO: So Sammy's
16 actually doing the repairs already. From the last
17 REAC inspection, when they said that there's a
18 threshold with a tripping hazard, he's fixing that
19 threshold with the tripping hazard. When he said
20 down in the boiler room there might have been a box
21 that wasn't completely secured for electrical
22 equipment, he's securing that electrical box. He's
23 already going through those inspections and
24 following where we had the most points and
25 addressing those issues. So he's actually fixing

1 them.

2 Now, what I want next is somebody to
3 come in and tell us what's new in REAC, because they
4 look at different things every year. They have a --
5 they usually have a focus every year. So they know,
6 they can come in, tell us exactly where we ought to
7 be focusing the rest of our efforts for the year,
8 see what we can do to actually try to get that
9 passing grade this coming year.

10 COMMISSIONER IMPASTATO: When was the
11 failed inspection?

12 EXECUTIVE DIRECTOR RECKO: The last
13 inspections were last summer and I don't have the
14 days with me, but they were during the summertime
15 last year.

16 COMMISSIONER IMPASTATO: So from last
17 summer have you done anything to fix those issues?

18 EXECUTIVE DIRECTOR RECKO: That's what
19 Sammy is doing with his crew. He's going through
20 step by step, item by item to fix as many as he can.
21 Now, you give me 5 million, I'll fix all of them.

22 COMMISSIONER IMPASTATO: Yeah, I hear
23 you. I just -- what I'm concerned about is I hope
24 we're not leaving it to like the last minute and
25 that's why we're paying overtime.

1 EXECUTIVE DIRECTOR RECKO: No, that's
2 why I'm --

3 COMMISSIONER IMPASTATO: Instead of
4 like --

5 EXECUTIVE DIRECTOR RECKO: Well,
6 Commissioner --

7 COMMISSIONER IMPASTATO: It's going
8 through the whole process and over the course of the
9 year.

10 EXECUTIVE DIRECTOR RECKO: That's why
11 I'm bringing --

12 COMMISSIONER IMPASTATO: Now he's busy
13 with, you know, leaks and pipes and it seems like
14 now we're like in the fourth quarter, and like, oh,
15 man, now we've got to pay him overtime to fix some
16 of these issues that we left through the course of
17 the year.

18 EXECUTIVE DIRECTOR RECKO: We're not
19 quite at halftime yet. We're getting there. But
20 we're maybe into the third quarter now, and he's
21 been working on it since the first quarter. So, you
22 know, that's why I bring it up, because they are
23 working. We are making that investment month to
24 month to month, all right?

25 CHAIRWOMAN REYES: Unfortunately, we

1 have pipes broken every month, so it's not something
2 where he can say, "Well, I'm going to leave it and
3 then do it," because every month we're going through
4 this on our bills and on the report that's where
5 you're having major issues, so...

6 COMMISSIONER LEWIT: And the pipes are
7 generally worth -- you know, they work for 75 years,
8 a lot of them break at 65 years, and but at 75
9 years, they all need to be replaced or you have a
10 headache.

11 CHAIRWOMAN REYES: Yeah, I know, I
12 know. I see this every day.

13 EXECUTIVE DIRECTOR RECKO: Those are
14 some of the issues we're dealing with, Commissioner
15 Impastato, that if we could hire 20 guys and have
16 them out, we could probably pass easily. Given,
17 though, that our buildings are just that old, that
18 things are constantly happening to them, things are
19 constantly deteriorating, and we're constantly
20 addressing them, but our scores have gotten better.
21 As a matter of fact, HUD told us last year they were
22 pretty pleased with the progress we made and we're
23 hoping this year that we'll get over that hump this
24 year, but we'll keep on, we'll keep on.

25 COMMISSIONER IMPASTATO: Okay. Thank

1 you.

2 EXECUTIVE DIRECTOR RECKO: Thank you.

3 We are moving ahead with the special
4 project before summer to get -- to require all air
5 conditioners at HHA to be installed with an
6 HHA-supplied and installed window bracket, so we're
7 out shopping for window brackets and we're going to
8 be rolling that out in April and May, that every
9 single air conditioner's going to have a window
10 bracket.

11 Finance is working on HMFA project
12 close-out, contract management. We've been working
13 with Enterprise on where we need some additional
14 bolstered staff and I agree with them that a
15 position that is usually called the modernization
16 coordinator is needed. This is somebody that would
17 be working directly for Emil. This is somebody that
18 would be working on writing, publishing, and doing
19 contract management and budgets on construction
20 work, on special project work, making sure all of
21 the guidelines are met under HUD contracts, whether
22 it be Section 3 guidelines on project area
23 residents, excuse me, prevailing wages, that whole
24 range of things, making sure inspections are being
25 done, making sure --

1 CHAIRWOMAN REYES: And who does that
2 now Director?

3 EXECUTIVE DIRECTOR RECKO: Right now
4 it's really shared between Emil and I and it's time
5 we got some help. We're going to have a lot of work
6 going on over the next couple of years, so...

7 COMMISSIONER RUSSO: That's good.

8 EXECUTIVE DIRECTOR RECKO: Yeah, yeah.
9 And once we start building, once we start moving,
10 yeah. We're going to need that position. So we're
11 developing the job description for that now.

12 One of the things that I'm excited
13 about that looks good for us is we are working on a
14 procedure for sending a monthly billing statement
15 out to every resident. Every resident.

16 CHAIRWOMAN REYES: Right.

17 EXECUTIVE DIRECTOR RECKO: That you
18 would get a monthly statement from us, midmonth,
19 right about midmonth, say midmonth in February, that
20 says: On March 1st this is what you owe us. Right?
21 And it would detail that.

22 CHAIRWOMAN REYES: And where are we
23 with being able to do like the on-line payments?
24 Where --

25 EXECUTIVE DIRECTOR RECKO: Talked about

1 it today. So we're going back to our banks to see
2 how we can get what's called that ACH approval and
3 we're going to try to get that approved by the time
4 this rolls out.

5 CHAIRWOMAN REYES: Okay.

6 COMMISSIONER RUSSO: What's the holdup
7 on that? I forgot what you told me last time, when
8 we talked about it.

9 EXECUTIVE DIRECTOR RECKO: I think it's
10 basically -- Emil, you want to give that background?
11 I mean, it's basically working that deal with our
12 two banks that we do, that they will allow us to
13 have enough money in their bank to cover the amounts
14 that are paid.

15 Emil, is that fair?

16 MR. KOTHERITHARA: Yeah, it's just
17 getting those forms through the bank and getting
18 their approval on exactly what the daily limit is
19 going to be for the deposit processing. So we just
20 got to coordinate that with PNC and Provident, our
21 two banks.

22 CHAIRWOMAN REYES: So why haven't we?

23 EXECUTIVE DIRECTOR RECKO: I think we
24 just had other things on our plate.

25 CHAIRWOMAN REYES: Can we start?

1 EXECUTIVE DIRECTOR RECKO: We have.

2 CHAIRWOMAN REYES: Because I think it's
3 just -- it's going to make it easier for the
4 residents.

5 EXECUTIVE DIRECTOR RECKO: We actually
6 met on it this morning.

7 CHAIRWOMAN REYES: Okay.

8 EXECUTIVE DIRECTOR RECKO: So we agree.

9 COMMISSIONER RUSSO: By next month?

10 EXECUTIVE DIRECTOR RECKO: We'll push.

11 COMMISSIONER RUSSO: All right.

12 EXECUTIVE DIRECTOR RECKO: We'll push.

13 We like --

14 COMMISSIONER RUSSO: Let's put a time
15 frame on it.

16 EXECUTIVE DIRECTOR RECKO: It will help
17 us too. It will help us too.

18 CHAIRWOMAN REYES: It's going to help
19 with the repayment, because I feel like if they
20 don't have to go down to the office and they can
21 just do it straight out of their bank or on a
22 website, it's going to be a lot easier.

23 EXECUTIVE DIRECTOR RECKO: We agree.

24 COMMISSIONER IMPASTATO: Wasn't this
25 part of the software, that we were supposed to have

1 a new software?

2 EXECUTIVE DIRECTOR RECKO: Yeah, and
3 the new software --

4 COMMISSIONER IMPASTATO: Putting in a
5 maintenance request.

6 EXECUTIVE DIRECTOR RECKO: The new
7 software allows -- we couldn't do this with our old
8 software, but the new software does have feature
9 baked in, but we just got to connect the new
10 software with the bank, boom, and then we go.

11 COMMISSIONER IMPASTATO: Can a resident
12 put in a maintenance request with the new software?

13 EXECUTIVE DIRECTOR RECKO: Not yet.

14 COMMISSIONER IMPASTATO: So what's the
15 holdup there?

16 EXECUTIVE DIRECTOR RECKO: Well, we
17 haven't gone to that system of -- there's only so
18 much band width in maintenance right now, so we've
19 stayed with the system we have of calling in a work
20 order to the manager, so we just -- again, there's
21 only so much band width we have and it's kind of on
22 our checklist, put it on that checklist and make
23 that happen.

24 COMMISSIONER IMPASTATO: But the
25 software that we have, the resident can go into the

1 system, but (audio distortion) the system, it's not
2 working.

3 EXECUTIVE DIRECTOR RECKO: Yes, they
4 will --

5 COMMISSIONER IMPASTATO: Is that right?

6 CHAIRWOMAN REYES: We will be able.

7 EXECUTIVE DIRECTOR RECKO: We will be
8 able to.

9 COMMISSIONER IMPASTATO: Is there -- I
10 guess, you know, I think we've been talking about
11 this like for almost a year now, so, you know, I
12 think we'd like to see someone -- I get it, we've
13 got a lot going on, but to Commissioner Russo's
14 point, maybe some timelines and some goals and we
15 could help you or, you know, we can get those and
16 timelines and get the process and keep going.

17 EXECUTIVE DIRECTOR RECKO: Why don't I
18 come back to you at the next meeting with a report
19 on the timeline and what we can do to accomplish
20 this?

21 CHAIRWOMAN REYES: That would be good.

22 COMMISSIONER IMPASTATO: Thank you.

23 CHAIRWOMAN REYES: That works.

24 EXECUTIVE DIRECTOR RECKO: Be glad to.
25 We've got two -- we're moving over to

1 the final part of the my report, which is the
2 Resident Services Report. I'd like to just focus
3 real quickly on two of the major events we got
4 coming up because we want everyone to be involved
5 and the two major events, beyond everything else
6 that Daniel is going to talk to us about, is an HHA
7 Hall of Fame series that we're kicking off in the
8 coming week and a Black History Month celebration
9 that's going to be on the 24th.

10 So what I'm going to ask first is
11 Corinne to talk to us about the Hall of Fame, she's
12 playing lead on that, and then Daniel on the Black
13 History Month celebration, and then Daniel can move
14 on with the rest of his report.

15 Corinne, you want to tell us a little
16 bit about the Hall of Fame series, and this will be
17 a series. This isn't a one-time shot. We're going
18 to be doing this Hall of Fame series over time.
19 Corinne?

20 MS. RICHMOND: So I don't know if
21 everyone has seen that on line and on Facebook. The
22 HHA Hall of Fame is pretty much bringing the people
23 that were born and raised here, that have grown up
24 to be lawyers, doctors, teachers, you know, and
25 bring them here to speak to the youth and show them

1 that there are good things that can come out of our
2 community. So it's pretty much us telling our
3 stories, you know? You don't want someone else to
4 write your story, because they don't know how a
5 person is going to write it. We don't want someone
6 from the outside to write our stories, otherwise it
7 would be stories of crime, it would be stories of
8 all the bad things that are happening here, but if
9 we pick out the good seeds that would born and
10 raised here and they'll come and speak to our youth,
11 to be able to instill those stories of successes,
12 because these people that were born and raised here,
13 so they have faced the same challenges and they were
14 able to overcome. So they will come and speak to
15 our youth to say that: You know what, I was born
16 and raised here. I was able to make it. You are
17 also able to make it. So this is what we really
18 want to show our youth, you know how in -- they say
19 that representation matters. If you see a black
20 person on TV being a doctor, you would aspire to be
21 a doctor as a black person. If you see a black
22 person on TV doing drugs or all sorts of bad things,
23 this is what you have as an example and this is
24 what -- and cautiously you might aspire to be, but
25 if you see good example of people of color, black

1 people like you that face the same challenges as you
2 being able to overcome, then it gives you the
3 courage and the motivation to be like them. So this
4 is really what we want to do with this initiative,
5 and this is a very first time that we are doing it.
6 We plan on having a series to maybe doing every --
7 maybe being able to do it every three months or
8 every couple of months, but for the very first
9 edition we really need everyone to come and to be
10 present, because we are going to invite people and
11 we don't want -- you know, we don't want three
12 people to show up, you know. So if you have to
13 bring kids, invite them because this is a great
14 platform for them to be informed and to see people
15 that look like them, that talk like them, that are
16 walking in their shoe, be able to present and
17 showcase great examples.

18 So this is going to be held at 221
19 Jackson here. We are going to have food. It's a
20 Black History event. We are going to have food. We
21 are going to have music. And this is also going to
22 be possibly a great opportunity for mentorship, so
23 we see how -- how the event will unfold and what we
24 can do in the future, but we really, really, really
25 need your support, really need you to invite your

1 grandchildren, your children to be part of this.

2 Thank you.

3 EXECUTIVE DIRECTOR RECKO: Thank you,
4 Corinne.

5 (Applause.)

6 EXECUTIVE DIRECTOR RECKO: And I would
7 just add, as Daniel gets up, that if you know
8 somebody that's become a super successful attorney
9 in Los Angeles, right, or whatever, or here, or has
10 become a successfully plumber or a successful
11 electrician, refer them over to us, because this
12 series will go on.

13 VOICE: Mike Turner, start with him.
14 Mike Turner.

15 EXECUTIVE DIRECTOR RECKO: Yeah.

16 VOICE: Start with Mike Turner.

17 EXECUTIVE DIRECTOR RECKO: That's
18 right.

19 VOICE: From the Housing Authority, he
20 became a Battalion Chief, and now he's a star on
21 Survivor.

22 EXECUTIVE DIRECTOR RECKO: You bet you.
23 You bet you. There are so many people that we're
24 finding, so let's make that happen.

25 Daniel, please.

1 MR. PEREZ: And please reach out to
2 Corinne or the office and share those names. We
3 definitely want to make sure to highlight those
4 great achievers that came from the Hoboken Housing
5 Authority. On the same theme of Black History,
6 we're celebrating after what, three, four years, of
7 not celebrating Black History Month, we're back
8 February 24th with the Resident Advisory Board and
9 the entire community, we're going to be celebrating
10 history, culture, and the contribution of African
11 Americans in the state.

12 So this is going to be at 221 Jackson
13 Street, right, 6:30 p.m. to 8:30 p.m. So please
14 join us. It's going to be an amazing event. We
15 want to be able on bring back all of our folks, our
16 community together, for this celebration of Black
17 History month.

18 I want to go back up to highlights and
19 recognition.

20 As you know, Ray Rodriguez, who is a
21 founder of Amazing Truth Society, which is a karate
22 program at the Housing Authority, a decade-long
23 commitment to our kids, right? He was recognized by
24 this premier magazine, martial arts magazine, so he
25 wasn't able to come tonight. Unfortunately, his car

1 broke down, but I wanted to share, you know, his
2 achievement. He's been working with the Hoboken
3 Housing Authority for over what, 12 years now, and
4 it's great when, you know, a magazine is able to
5 recognize his commitment, his contribution, and his
6 love for this community. So we really appreciate
7 Ray Rodriguez and the work that he's brought to the
8 Housing Authority.

9 Similarly, Michelle Lessane, a Resident
10 Advisory Board member for Andrew Jackson had shared
11 this great idea with our Councilman Ruben Ramos
12 right, about bringing the community together, having
13 a family festival. So yesterday we met with the
14 City of Hoboken representatives, right, and we're
15 planning this amazing event for the summer. So
16 we're bringing together our community. We're
17 bringing together our nonprofits, we're bringing
18 together our businesses in order for us to create
19 inclusion and community engagement in the Fourth
20 Ward. So we're going to be coming back with more
21 meetings with our Resident Advisory Board and
22 businesses so that way we can join together in this
23 event. So we're going to be getting more
24 information about this upcoming festival as we start
25 this planning process, and we're very happy that the

1 City of Hoboken has undertaken this event in order
2 to promote more activities and programs for the west
3 side of Hoboken.

4 So we're really, really excited for
5 that.

6 So I want to share a couple more things
7 in highlights.

8 So Amy Goldman approached the Hoboken
9 Housing Authority through Hug Hoboken and the Girl
10 Scouts and they want to start a troop here at the
11 Hoboken Housing Authority. So any parents that are
12 interested in being troop leaders, please contact
13 the Hoboken Housing Authority office. We would like
14 to get your name and send it over to Amy Goldman so
15 that we can start that process of creating a Girl
16 Scout troop here in our property, in our community
17 many.

18 Also, Heart To Heart is a pilot program
19 that we want to start with our residents here. Any
20 families that's interested in getting a home-cooked
21 meal, we're going to be matched to a Hoboken family.
22 So please let us know if you're interested in
23 participating in this pilot program. So please
24 share. We already put out the fliers, you know, for
25 this amazing program through Hug Hoboken, Heart To

1 Heart, and the Girl Scouts.

2 And I want to go down again to events
3 and programs really quickly.

4 I want to focus Carmen Vega, who is a
5 Resident Advisory Board member and president for Fox
6 Hill is having a Super Bowl party this Sunday.

7 CHAIRWOMAN REYES: Nice.

8 MR. PEREZ: So if anyone would like to
9 go and have some fun and watch the game, starts at
10 5:00 p.m., Super Bowl party, so please join Fox Hill
11 residents, you know, having fun in this Super Bowl.

12 And finally, go Eagles.

13 (Laughter. Applause.)

14 COMMISSIONER RUSSO: Director, I want
15 that stricken from the record, please.

16 (Laughter.)

17 ATTORNEY M. FITZPATRICK: Boo.

18 VOICE: Hey, listen. His brother was a
19 player on there, I used to watch him.

20 COMMISSIONER RUSSO: That's right.

21 That's right.

22 CHAIRWOMAN REYES: I just want to add,
23 unfortunately I didn't send it to Danny prior to the
24 meeting, but just so everyone knows, HOPES has
25 started our free tax preparation program. It

1 started at the beginning of February. So we are
2 preparing taxes for free for anyone in the
3 community. We don't just service Hoboken, we
4 service the entire county, so it doesn't have to be
5 somebody from here. Even if you don't live here,
6 just contact us, reach out, I will send over the
7 flier tomorrow so that you guys can provide it to
8 the residents, not only, but also to your staff.
9 It's open to anyone. So we're willing to do that.

10 And I also want to add and that you
11 guys know, unfortunately, this week we're struggling
12 with a staff member at our Family Resource Center
13 here in the Housing Authority, so because tax
14 season -- we're down one staff member. Because tax
15 season has happened, there may be days where the
16 Family Resource Center, we just don't have enough
17 staffing. We'll have a sign up, if they need help,
18 they can always see us at 301 Garden. It's not
19 going to be a consistent thing. We're going to try
20 our best to keep it open, but unfortunately this is
21 an unforeseen thing, so we will be working with you
22 guys and I'll be informing you, Frank, or Mr. Recko.

23 EXECUTIVE DIRECTOR RECKO: Thank you,
24 Barbara. We always appreciate HOPES very much.

25 COMMISSIONER FORBES: Excuse me,

1 Madame, Chair, I just want to comment on one thing.

2 CHAIRWOMAN REYES: Sure.

3 COMMISSIONER FORBES: I just want to
4 compliment Danny for the equitable work that he's
5 doing to make go sure that our residents have
6 programs and activities to do. That's the housing
7 that I grew up in. My mother was a big part of
8 that, working in the community, arts and crafts, and
9 things of that nature, so I'm just happy to see that
10 we have things on the calendar that our residents
11 could participate in. So I just want to say: Kudos
12 for you, my friend, and also go Birds.

13 (Laughter.)

14 COMMISSIONER RUSSO: We've lost all
15 control at this meeting. All control.

16 EXECUTIVE DIRECTOR RECKO: So in
17 closing, is there anything that our Hoboken Police
18 Department folks would like to say? Anything?

19 VOICE: Commissioner Impastato is on
20 there it, right?

21 CHAIRWOMAN REYES: Yes, he is. He's on
22 mute, but he's here.

23 COMMISSIONER IMPASTATO: I'm listening.

24 VOICE: That's right. Go ahead.

25 COURT STENOGRAPHER: Can I just have

1 your name?

2 SGT. COLLINS: Sergeant Williams
3 Collins.

4 COURT STENOGRAPHER: Could you spell
5 the last name?

6 SGT. COLLINS: C-O-L-L-I-N-S.

7 No, just I'm happy to hear everything
8 going on. That is a great idea. For us, I don't
9 know if anybody has any questions. Everything,
10 knock on wood, has been good lately. I don't want
11 to jinx it. My one tip, I know the Commissioner
12 always wants one. I would -- I'm going to switch
13 over a little bit of the fire department. As you
14 see recently now the New York, the bicycles, the
15 lithium batteries and stuff? Our fire department
16 actually just tweeted it. If people all know, we
17 have a new -- a PIA, it's like a PIO, Marcy Ruben
18 came over, so she's doing the Police, Fire, EMS,
19 OEM. She's helping with social media, everything
20 like that. So, you know, be careful if you have
21 grandkids or kids or whatever with the scooters or
22 those bikes. I mean, even in these apartments, it
23 could happen. You put it in a closet and so just be
24 careful.

25 I mean, everything has been good. The

1 one thing that in my head that I was thinking about
2 while I was sitting here is that I always see the
3 same faces at all these meetings when we come or
4 whatever. So I guess try your best to get more
5 people, you know, to come and hear everything that's
6 going on and, you know, I would love to have more
7 questions for the police department. If anybody
8 does, I'm here.

9 CHAIRWOMAN REYES: I do.

10 SGT. COLLINS: Who does? You do?

11 CHAIRWOMAN REYES: Yes.

12 SGT. COLLINS: Here I am. You never
13 held back, so...

14 CHAIRWOMAN REYES: Actually, I was
15 hoping that we had some security come in the meeting
16 this month, but we didn't --

17 SGT. COLLINS: Okay.

18 CHAIRWOMAN REYES: -- so some of the
19 complaints that I have heard have been Harrison
20 Gardens, that hanging out continues; 311 Harrison,
21 terrible.

22 I went there myself. Last week I was
23 visiting a neighbor of mine, a former neighbor, and
24 I walked in and hanging out in the hallway, the same
25 thing that I used to go through. Unfortunately, I

1 guess the residents there are afraid to call, so
2 they don't, and they kind of just deal with it.

3 One thing that I found odd that wasn't
4 happening before that is happening is that it's not
5 only happening on the first floor. So they're doing
6 it on other floors. So like fourth, sixth floor you
7 have hangouts in the hallway, and I don't know if
8 maybe it's new residents that are moving in and
9 hanging out in those hallways, but not only is it a
10 nuisance, after that they leave garbage everywhere.
11 I mean, I have a resident that sends like, look, I
12 have to clean this up. They party there and then I
13 have to clean it up. And it's not fair to the
14 resident, it's not fair to the maintenance
15 department that has to go there every day and clean
16 up. So I think that's the difference, and I think
17 that we have to be a little bit more vigilante, I
18 want to say. I'm glad to hear that there are going
19 to be cameras on every floor because then maybe, you
20 know, that will help us to curb what's happening
21 there, but it's happening, and so that's one of the
22 concerns.

23 SGT. COLLINS: Yeah.

24 CHAIRWOMAN REYES: And we all know the
25 concerns of the horseshoe, I mean. I don't have

1 to -- same concerns as always.

2 SGT. COLLINS: So the answer with the
3 hallways, and I know it sounds like a broken record,
4 but just so I would like everybody to hear the
5 answer, is a lot of our times -- a lot of times our
6 hands are tied where we understand there's
7 trespassers. We understand, we know. Sometimes
8 there's other younger people hanging out with people
9 that live here. That makes it tough because we're
10 not going to just -- all day long, you could be
11 friends with him, you can't be friends with.
12 That's -- I don't want to say that's not our job,
13 but that's tough, that's your friend and whatever,
14 and it is intimidating seeing the stairs blocked and
15 stuff. Oh, you just want to simply bring your
16 groceries in and go up, I get it, it's frustrating.
17 We understand that. Please call. If you want,
18 block your number, it's okay. You don't have to
19 give your name. I know our dispatcher will ask.
20 You do not have to give your name. You don't.
21 I'm --

22 VOICE: They won't connect you to
23 anyone unless you give your name.

24 I could be getting killed and you're
25 asking me my name.

1 SGT. COLLINS: Right. Listen, the one
2 thing I'll say about that is please, if you're
3 having a problem with our dispatchers, please let
4 Commissioners know, let -- please let Barbara know.
5 She knows exactly what to do with that information.
6 We've handled this before, this issue, and it's been
7 handled, you know, by our command staff and the
8 police chief, he does handle it. I'm sorry if that
9 is happening and it's frustrating to hear. I get
10 angry hearing it. We do try. A little bit becomes
11 on where we spoke about this with the building
12 managers, stuff like that, where if it is young
13 people that do live in the Authority, who are we to
14 say: Hey, don't sit there?

15 CHAIRWOMAN REYES: But we can as the
16 Housing Authority, so I think that's what --

17 (Simultaneous crosstalk.)

18 SGT. COLLINS: Right. Correct. A
19 hundred percent.

20 COURT STENOGRAPHER: All right. Wait a
21 second. I've got everybody talking in all different
22 directions. Let's get one at a time.

23 COMMISSIONER RUSSO: I love you.

24 VOICE: I say, when you come out your
25 apartment, you're likely to fall over somebody. I'm

1 a senior citizen. I have a hard time walking out
2 there and you trying to get in your apartment all
3 night long. It's a mess going on up on my floor.

4 SGT. COLLINS: Just please --

5 VOICE: Been told and told and told,
6 there's nothing being done.

7 SGT. COLLINS: Please call us, because
8 one thing I will speak for, and one of the Tour
9 Commander for this shift, 4 to 12, and one of the
10 sergeants are here, are top of -- I work this shift
11 mainly evenings with my detectives. Our uniformed
12 officers are doing a lot of vertical building
13 sweeps, we call them building sweeps. Going in,
14 coming down. We've been -- Sergeant Luciano e-mails
15 the directors our arrest reports, stuff like that,
16 to keep them updated. There have been arrests been
17 being made. Granted, if we make an arrest in one
18 building, obviously we're out of service a little
19 bit, you know, but we're hustling back down and
20 we're trying, you know, I mean, we are trying very
21 hard. We know our officers are doing the job
22 because the proof's in the pudding, because people
23 that don't belong, they're trespassing, they're
24 going in handcuffs and they're coming up to the
25 police station. Granted, they don't go to jail for

1 just trespassing, but, you know, they're identified,
2 they're arrested, they have to go to court. We're
3 trying our best. I would say, in a certain
4 buildings, please just make those -- make sure the
5 doors are shut behind you. I know sometimes things
6 are jammed. We all try, when we're doing these
7 building sweeps, we try to unjam them. We'll call
8 the Housing Authority. I, personally when I'm
9 working, will text message both directors at 11, 12,
10 one in the morning, and they do answer, I could
11 tell -- I could always tell you that, they always --
12 one of them will answer my texts.

13 The horseshoe thing, we're working on
14 it. We always work on it. I feel like just
15 sometimes it's just --

16 VOICE: Too much.

17 SGT. COLLINS: Right. When we make an
18 impact, it just -- it takes a little bit of time and
19 then it goes back, and then we have to do it again.
20 We're trying, we are. I promise you, we are trying.
21 It's not a lack of trying.

22 Like I said, our uniformed officers are
23 making plenty of arrests. The detectives that I
24 have working with me, we're making plenty of
25 arrests. It's just it's always a work in progress,

1 I won't lie. I won't stand here and say, you know,
2 on top of other things we have going on, we do try
3 hard. So anybody having any problem communicating
4 to the police department, please, please let one of
5 your Commissioners know or let the Director know.
6 He'll contact me or one of us and we'll get to the
7 bottom of it, because our phone lines are taped,
8 stuff like that. If you know the day and time,
9 whatever, we'll find it out, we'll search it, and we
10 don't want to hear that somebody is not getting
11 their message through just because they don't want
12 to give their name or phone number. That's
13 unacceptable. We do take the call. So I hate to
14 hear it. You know, so...

15 VOICE: Can I say something?

16 SGT. COLLINS: Uh-huh.

17 VOICE: She's right. I told her,
18 because she's my pastor's mother.

19 SGT. COLLINS: Okay.

20 VOICE: I have told her and her
21 daughter to call the police. She gets petrified, so
22 she's not -- you know, to call the police and then
23 she was told, come -- that she go downstairs to get
24 the security. I mean, she could -- like she said,
25 yeah, she could barely walk, so couldn't you have

1 the officers, like, check these buildings, the
2 floor --

3 VOICE: But they do do it. Early in
4 the morning. Early in the morning. But the idea is
5 that the residents, the people that comes in,
6 they'll come in before the cops come. They time it,
7 I noticed, because I go to the dialysis in the
8 morning, and I'm out of here early in the morning in
9 the lobby, they'll wait till the security leave at
10 four, our security, and then they'll stand there and
11 they'll hide in the corner or they'll try to come in
12 when you're going out.

13 SGT. COLLINS: Right.

14 VOICE: And I'm going to tell you the
15 incident on that, because when I went out four in
16 the morning, they told Mr. Recko when we had our
17 meeting, the one guy, he hide in the corner. I
18 didn't see him. When I went to the door, he scared
19 me. He tell me, "Oh, let me in," and I said, "No."
20 So he was like banging on the door, and I said, "You
21 bang on the door, the camera's on." And he was like
22 set there and waiting. He said, "Well, I will ring
23 the bell." He didn't want to ring the bell. So
24 right then and there I called the police department
25 because I have to go out because the bus is picking

1 me up. He said, "Well, oh, let me in," and I said,
2 "Nope."

3 SGT. COLLINS: Good.

4 VOICE: So I made me a little cocktail
5 thing, spray. Yes, I did, I told him.

6 So after I called the cops, then they
7 waited and waited, came, you know, it was a while,
8 then my bus came, and he came in. I was going out.
9 The cops said, "Well, did you handle it?" I said,
10 "No, I'm not handling it. You should have been
11 here."

12 SGT. COLLINS: Yeah, they should have.
13 All right.

14 VOICE: But I didn't have time to look
15 at his badge or anything, but I have to go on the
16 bus.

17 SGT. COLLINS: Okay.

18 VOICE: But I mean he -- when I came
19 in, when I went out, he came in and went up on the
20 elevator.

21 SGT. COLLINS: All right. It's
22 something -- we do check this --

23 VOICE: Yeah, you do check --

24 SGT. COLLINS: We check 220 Adams and
25 311th Street.

1 VOICE: You do, you come in the
2 morning.

3 SGT. COLLINS: Like I said, it's hit or
4 miss.

5 COURT STENOGRAPHER: I've got you both
6 talking. I've got you both talking.

7 SGT. COLLINS: That's my faults.

8 VOICE: They do come after four, but
9 sometimes people do, and at nighttime we have
10 different other people coming in.

11 SGT. COLLINS: Okay.

12 VOICE: And I said, "Why is you out so
13 early in the morning?" "Oh, I'm going to the
14 store." "Yeah, you going to the store all right."

15 SGT. COLLINS: Well, it's something
16 we'll address. I'm sure the lieutenant and the
17 sergeant in the back just heard you too, so it's
18 something we'll address on this shift especially
19 and, you know, early in the morning, I'm glad to
20 hear it, that's our midnight shift, I'm glad to hear
21 that. So we'll talk to our people and maybe pick
22 them up a little bit, this building specifically,
23 just, you know, we'll shift around and try to pool
24 them when we're in here and maybe we'll get them or
25 not.

1 VOICE: Maybe you could answer my
2 question, if you have a tenant right next to you
3 that is constantly smoking marijuana, and you're
4 scared to call the cops because you think that that
5 person is going to harm you because you're calling
6 the police, what are you doing?

7 SGT. COLLINS: So right now, so that's
8 a specific problem --

9 EXECUTIVE DIRECTOR RECKO: That's
10 right.

11 SGT. COLLINS: So smoking -- so as we
12 know, marijuana is not illegal anymore.

13 VOICE: Anymore.

14 SGT. COLLINS: If that's a specific
15 problem you're having right now, it's -- I don't --
16 we'll always help. You could always call the police
17 for help, that's our job, that's what we get paid to
18 do. I would suggest now speaking to the building
19 manager or the Director afterwards because that's
20 more of, like, a policy or a Housing Authority
21 violation or whatnot, something like that. That
22 would be something that the Housing Authority has to
23 handle. I'm not saying we won't help, but it's
24 not -- if we went and knocked on the door and they
25 opened the door and it smelled like weed and we say,

1 "Hey, how are you?" Listen, whatever, and they say,
2 "Well, what do you want?" and we go, "Well, your
3 neighbor" -- "Well, I don't want to talk to you,"
4 and close the door. They're allowed to close the
5 door.

6 VOICE: Yeah, but it's legal.

7 CHAIRWOMAN REYES: I'm sorry, I'm
8 sorry, guys. I think it's very important. I think
9 this has now turned into a public safety meeting,
10 and I'm not trying to be rude, Sergeant Collins, I
11 know you're trying to answer everybody's questions,
12 but I think, honestly, what we need to do is have a
13 resident meeting with the police there so that you
14 guys have ample time to discuss all these issues
15 that are happening. These are things that are
16 happening. They have been brought to my attention.
17 I've been told they have been brought to the
18 administration's attention. So I think that it's --
19 Andrew, as the Chair, of the Security Committee if
20 we can have not just a committee meeting, but also a
21 resident meeting specifically with the Hoboken
22 Police Department so that the residents can speak
23 and voice their concerns so we can move forward with
24 resolving these issues.

25 COMMISSIONER SEITZMAN: Okay.

1 CHAIRWOMAN REYES: Okay?

2 EXECUTIVE DIRECTOR RECKO: Excellent.

3 COMMISSIONER RUSSO: Madame Chair, if I
4 could make a suggestion.

5 CHAIRWOMAN REYES: Sure.

6 COMMISSIONER RUSSO: Director, while
7 you're doing your meetings throughout the Authority,
8 maybe there's a way you could coordinate in having
9 someone from the police department at all of those
10 meetings as well as these meetings -- as these
11 issues come up you could have at least some
12 representation from the Hoboken Police Department
13 there, answer some of those questions, in addition
14 to very specific security and police issue.

15 EXECUTIVE DIRECTOR RECKO: Will do.
16 And we'll reach out to Sergeant Collins.

17 COMMISSIONER IMPASTATO: Also, are we
18 able to tap into the new hire, Mrs. Ruben, Ms.
19 Ruben, where she can also attend some of these
20 meetings and help blast out the message? Is that
21 like a shared thing or are we not allowed to use her
22 from a public safety standpoint?

23 COMMISSIONER RUSSO: She's a city
24 employee. So, I mean, I would have ask if she would
25 attend those meetings. I have no problem making

1 that request.

2 COMMISSIONER IMPASTATO: That would be
3 great.

4 COMMISSIONER RUSSO: Yeah. I don't see
5 how it could hurt.

6 CHAIRWOMAN REYES: I think this also,
7 Director, falls right into, as we noticed tonight
8 many of the issues that we're having seem to be more
9 in the senior buildings. That's not to say that the
10 residential buildings are not having problems, but
11 this scares me. These are seniors. And not only
12 that, we also have a company that is here. So to
13 continue hearing that these issues are arising, it's
14 a problem to me. Why are we paying them? Why are
15 they not walking floor to floor to floor? Why do I
16 get calls that there's people in the hallways
17 sleeping, that there's people in the stairwells
18 sleeping, and I'm sure that maintenance, when they
19 do their maintenance, they see it. They know
20 somebody has been sleeping there. They know
21 somebody has been there. I think we need to take it
22 a little bit more seriously. I know that we
23 discussed it briefly at our last meeting with the
24 company that we currently have, but if they're not
25 working, we shouldn't be spending our money on

1 nonsense. We need a company that's going to fit our
2 needs, that's going to make sure that our seniors
3 are safe, and I think it's very important, if not at
4 the top of the list, because seniors, to me, come
5 first. I think that we need to look this over and
6 review what's happening.

7 EXECUTIVE DIRECTOR RECKO: We agree
8 with you, Chairperson, and then we've met with the
9 security firm a couple of times. They've only been
10 on for about two months now. We've met with the a
11 couple of times. We've instituted programs such as
12 on every one of their sweeps, they're not giving us
13 pictures of every floor to show every floor that
14 they're on, every night. They're giving us that log
15 every day, every night. We've met with them and I
16 think we're starting to see a lot of change there.
17 I have had a couple of residents just before come up
18 to me saying how much they like what our security
19 company is doing now. So I do think --

20 CHAIRWOMAN REYES: And that's in this
21 building because I have a complaint of 220 the other
22 night with nobody being there.

23 EXECUTIVE DIRECTOR RECKO: Yes. And
24 that's what we've got. And no, I can't say that if
25 the company might have had a day where their person

1 got sick and they couldn't come in, et cetera, that
2 may have happened once a week, but Frank's in touch
3 of with them daily and they're calling him and
4 contacting him beforehand on any scheduling issues
5 that they may have.

6 MR. MERCHAND: If I may, that was the
7 biggest change that happened was we asked them to --
8 we don't have cameras on every floor, and when they
9 tell me they have this report that they're giving us
10 that tell us hours on the ninth floor, how many on
11 the seventh floor. It's a time scan. I said, "Well
12 that doesn't tell me anything, because I can't see
13 you there." So in the software they're able believe
14 to give me a picture. So now every day I get a
15 report for all three sites with everything that the
16 security guard is doing, I have pictures of where
17 the security guard is every -- at every checkpoint.
18 So when I print that out, it's about 20 pages per
19 night per building, and then it tells me at what
20 time they were on the first floor, and the picture
21 of the first floor, and what time they went to the
22 second floor and a picture of the second floor.

23 Now, I have one person, and they're
24 doing that. Could it be possible that you have
25 somebody on the tenth floor and there's somebody on

1 the first floor? Yes. That is now part -- the good
2 thing about Sandra said is that it's happening after
3 the security guard is leaving is her issue, so that
4 is a whole 'nother topic, because then they would
5 happen as they leave, but at least what you're
6 telling me is that while they're here, it seems to
7 be better.

8 VOICE: Yes, yes.

9 MR. MERCHAND: So we will continue to
10 work with them, and we are at the point that I think
11 we mentioned this before, we've -- it is a second
12 company. We really want to get this company trained
13 properly rather than just get a third company, and
14 we're going to have to start to again from the
15 beginning. They have been much more responsive than
16 the first company. Their software has allowed us to
17 build them better. They have a system of stickers
18 that they take a picture of that creates this log
19 that then is tied to their phones that we get a copy
20 of so we have it, and Emil just shorted their last
21 paycheck by a lot of hours because then I went
22 through every camera, 20 minutes here, 15 minutes
23 there, they left early, whatever, we didn't pay them
24 for that time, and now that they saw that, they're
25 like, "Oh, my God," so they are extra on that. So

1 we are not going to let up on them and we're going
2 to continue to tighten that with them.

3 CHAIRWOMAN REYES: Okay.

4 EXECUTIVE DIRECTOR RECKO: I want to
5 assure you that it is taken seriously too.

6 VOICE: Barbara, can I say something?

7 CHAIRWOMAN REYES: Yes.

8 VOICE: I had said to Mr. Recko and
9 Frank when we have the security here before, 311
10 with the booth, there was always two. The regular
11 person, right, and the arm, because a regular person
12 walking these halls, if somebody's in the hallway,
13 right, and there's one person here and they go
14 upstairs, they get beat up or whatever, and the
15 person don't come back down, no one knows that that
16 person went upstairs, the company should have two
17 people here.

18 CHAIRWOMAN REYES: We wish we could.
19 We wish we could have two or three at our site.
20 Unfortunately, our budget doesn't allow us.

21 VOICE: Oh, oh, okay.

22 CHAIRWOMAN REYES: It's difficult.

23 EXECUTIVE DIRECTOR RECKO: So I think
24 that overall concludes my report.

25 I would like to mention that James

1 Sanford has joined us. Commissioner Sanford. I
2 think you're with us.

3 COMMISSIONER RUSSO: Yeah, he's on.

4 CHAIRWOMAN REYES: Okay. Could we move
5 on to the resolutions?

6 COMMISSIONER SANFORD: I'm present.

7 EXECUTIVE DIRECTOR RECKO: Okay. Thank
8 you.

9 CHAIRWOMAN REYES: Resolution number --

10 COMMISSIONER IMPASTATO: I just have
11 one question.

12 Can you give us -- I might have missed
13 it when you were doing it, but can you give us an
14 update on the RAD program as according to the
15 timeline that was originally sent out, where we're
16 at and where we should be at?

17 EXECUTIVE DIRECTOR RECKO: Yeah. And I
18 think two things, there is a lot of information in
19 my report this time that I went over.

20 Second, is we are holding a special
21 Board meeting coming up on either the 23rd, the 27th
22 or 28th.

23 We're going to have our total team here
24 in person and we'll be giving you very specific,
25 where they are and what they're looking at right

1 now.

2 COMMISSIONER IMPASTATO: All right.

3 CHAIRWOMAN REYES: Thank you.

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1 RESOLUTION NO. 2023-02.01
2 CHAIRWOMAN REYES: Ready? Resolution
3 No. 2023-02.01.
4 Resolution of the Housing Authority of
5 the City of Hoboken to approve the meeting minutes
6 from the for the January 12th 2023 regular Board
7 meeting.
8 COMMISSIONER RUSSO: Motion.
9 COMMISSIONER SEITZMAN: Second.
10 CHAIRWOMAN REYES: Director?
11 EXECUTIVE DIRECTOR RECKO: Anthony
12 Forbes?
13 COMMISSIONER FORBES: Yes.
14 EXECUTIVE DIRECTOR RECKO: Andrew
15 Impastato?
16 COMMISSIONER IMPASTATO: Yes.
17 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
18 COMMISSIONER LEWIT: Yes.
19 EXECUTIVE DIRECTOR RECKO: Barbara
20 Reyes?
21 CHAIRWOMAN REYES: Yes.
22 EXECUTIVE DIRECTOR RECKO: Michael
23 Russo?
24 COMMISSIONER RUSSO: Aye.
25 EXECUTIVE DIRECTOR RECKO: James

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Sanford.

COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION NO. 2023-02.02

2 CHAIRWOMAN REYES: Resolution No.

3 2023-02.02.

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

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRWOMAN REYES: Questions?

10 Concerns?

11 COMMISSIONER IMPASTATO: So my only
12 question is it seems like there's a lot -- we're
13 spending a lot of money on also attorney fee, and,
14 you know, this is not a shot against the work
15 they're doing or anything, but, like, we're going to
16 be up to almost like \$200,000 of attorney fees spent
17 in a year, and, like, a lot of these projects always
18 seem to -- like, we're trying to build new
19 buildings, but in the end, like, the attorneys and
20 the consultants are the ones that make all this
21 money. And is there -- is that being paid for
22 through a different entity or does that fall on our
23 budget?

24 EXECUTIVE DIRECTOR RECKO: That
25 falls -- that normally falls under our operating

1 budget, there's no doubt about it. And I think in
2 today's litigious society, I think it's a stitch in
3 time saves nine argument. You know, we don't want
4 to be in court. We don't want to be making policies
5 that aren't legal in the most litigious state I've
6 ever lived in. We want to make sure we're doing the
7 right thing when we need to do it, and I think it's
8 important as we go through these changes that we
9 have good, solid, legal counsel, and I know it's
10 frustrating. It's frustrating for us as well as
11 staff, Commissioner. You know, it seems that every
12 time we do a resolution, the attorneys have to make
13 sure that it's correct and it's worded correctly,
14 that it's legal, that our policies are reviewed,
15 that we're doing things right because lawsuits are
16 only a minute away.

17 COMMISSIONER IMPASTATO: Is the bulk of
18 the increase in the attorney fees due to
19 applications and paperwork for RAD?

20 EXECUTIVE DIRECTOR RECKO: I don't know
21 if it's the bulk, certainly it's increased over the
22 last two years, there's no doubt about it, because
23 what we're doing with the RAD program and the kind
24 of development we're looking at doing, there's no
25 doubt that they're consulting with us and we're

1 making sure we're building that foundation
2 correctly. There's no doubt. I don't know what the
3 ratio is there, Commissioner, but certainly that has
4 increased, certainly.

5 COMMISSIONER IMPASTATO: My last
6 question here. Would there be a -- if we were able
7 to get an amount of money for RAD to speed up the
8 program, like, do you foresee -- I don't know how to
9 phrase this, maybe this is an off-line discussion,
10 but is there, like, a down payment that is needed
11 that's coming up soon to start the construction or
12 is it a financial reason why we're not going faster
13 than we need to be?

14 EXECUTIVE DIRECTOR RECKO: No, there is
15 not. No. There's no financial reason. We have to
16 do this step by step. We have to have a
17 redevelopment plan through the city. We have to.
18 There's no moving forward. We have to have had the
19 obsolescence study and now the application and the
20 HUD office of special applications. We must. All
21 of those things must be done. We have a whole crew
22 with the Enterprise folks, ourselves, the HUD
23 Washington folks that have all of our eyes on this,
24 not to mention some of the current Commissioners
25 that are pushing and saying, "Let's get this done as

1 quickly as possible," but you can only go so fast
2 down this road. Now, once we're past many of these
3 initial steps, things happen faster, but this
4 planning process has to be done. It's regulatory.

5 COMMISSIONER LEWIT: And HUD is paying
6 for our consultants.

7 EXECUTIVE DIRECTOR RECKO: And HUD is
8 paying for the Enterprise Partners consultants,
9 which helps a lot, but I don't know a way that we
10 can go faster. This is done everywhere across the
11 country, this type of process, and it's maddening
12 sometimes, maddening for us as well, Commissioner,
13 that we're not done in two months. We just can't.
14 But that's not the way these projects are done.

15 COMMISSIONER IMPASTATO: Understood.
16 Can you, if it's possible, Emil, can send a
17 breakdown of the increasing attorney fees and what
18 those relate to. I'd like to get a look at that.
19 What percentage is RAD, what percentage is
20 paperwork, whatever the case may be. If you can get
21 that, that would be helpful. No rush there. But if
22 you can find some time.

23 EXECUTIVE DIRECTOR RECKO: I'll see
24 what we can do for you, Commissioner.

25 COMMISSIONER IMPASTATO: Thanks.

1 Appreciate it.

2 CHAIRWOMAN REYES: Okay. Director?

3 EXECUTIVE DIRECTOR RECKO: Anthony

4 Forbes?

5 COMMISSIONER FORBES: Yes. Yes.

6 EXECUTIVE DIRECTOR RECKO: Andrew

7 Impastato?

8 COMMISSIONER IMPASTATO: Yes.

9 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

10 COMMISSIONER LEWIT: Yes.

11 EXECUTIVE DIRECTOR RECKO: Barbara

12 Reyes?

13 CHAIRWOMAN REYES: Yes.

14 EXECUTIVE DIRECTOR RECKO: Michael

15 Russo?

16 COMMISSIONER RUSSO: Aye.

17 EXECUTIVE DIRECTOR RECKO: James

18 Sanford.

19 COMMISSIONER SANFORD: No.

20 EXECUTIVE DIRECTOR RECKO: Erica

21 Seitzman?

22 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-02.03

2 CHAIRWOMAN REYES: Resolution No.

3 2023-02.03.

4 A Resolution of the Housing Authority
5 of the City of Hoboken to award contract for laundry
6 room operation.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRWOMAN REYES: Questions?

10 Concerns?

11 Call the vote, Director.

12 COMMISSIONER IMPASTATO: Can someone --
13 is there like -- can the Facility Subcommittee go
14 through like a little thing on what's happening
15 here?

16 COMMISSIONER RUSSO: Yeah.

17 COMMISSIONER IMPASTATO: It would be
18 helpful if someone can give us a recap of what
19 happened here or what.

20 COMMISSIONER RUSSO: I'll give it to
21 you quickly here, Andrew. We had two bids for the
22 service. One of them was disqualified out of hand.
23 They didn't follow the RFP process. They actually
24 submitted a bid that was well above what's allowable
25 and then the other operator was the one that was

1 ranked and that's the one before us here tonight.

2 COMMISSIONER IMPASTATO: Thank you.

3 CHAIRWOMAN REYES: Director, roll call.

4 EXECUTIVE DIRECTOR RECKO: Anthony

5 Forbes?

6 COMMISSIONER FORBES: Yes.

7 EXECUTIVE DIRECTOR RECKO: Andrew

8 Impastato?

9 COMMISSIONER IMPASTATO: Yes.

10 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

11 COMMISSIONER LEWIT: Yes.

12 EXECUTIVE DIRECTOR RECKO: Barbara

13 Reyes?

14 CHAIRWOMAN REYES: Yes.

15 EXECUTIVE DIRECTOR RECKO: Michael

16 Russo?

17 COMMISSIONER RUSSO: Aye.

18 EXECUTIVE DIRECTOR RECKO: James

19 Sanford.

20 COMMISSIONER SANFORD: No.

21 EXECUTIVE DIRECTOR RECKO: Erica

22 Seitzman?

23 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-02.04
2 CHAIRWOMAN REYES: Resolution No.
3 2023-02.04.
4 A Resolution of the Housing Authority
5 of the City of Hoboken to award an electrical
6 services contract.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns? Director, call the roll.
11 EXECUTIVE DIRECTOR RECKO: Anthony
12 Forbes?
13 COMMISSIONER FORBES: Yes.
14 EXECUTIVE DIRECTOR RECKO: Andrew
15 Impastato?
16 COMMISSIONER IMPASTATO: Yes.
17 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
18 COMMISSIONER LEWIT: Yes.
19 EXECUTIVE DIRECTOR RECKO: Barbara
20 Reyes?
21 CHAIRWOMAN REYES: Yes.
22 EXECUTIVE DIRECTOR RECKO: Michael
23 Russo?
24 COMMISSIONER RUSSO: Aye.
25 EXECUTIVE DIRECTOR RECKO: James

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Sanford.

COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION NO. 2023-02.05

2 CHAIRWOMAN REYES: A Resolution of the

3 Housing Authority of the City of Hoboken to extend

4 the contract for general construction services.

5 COMMISSIONER RUSSO: Motion.

6 COMMISSIONER SEITZMAN: Second.

7 CHAIRWOMAN REYES: Director?

8 Questions? Concerns?

9 Director, call the roll.

10 EXECUTIVE DIRECTOR RECKO: Anthony

11 Forbes?

12 COMMISSIONER FORBES: Yes.

13 EXECUTIVE DIRECTOR RECKO: Andrew

14 Impastato?

15 COMMISSIONER IMPASTATO: Yes.

16 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

17 COMMISSIONER LEWIT: Yes.

18 EXECUTIVE DIRECTOR RECKO: Barbara

19 Reyes?

20 CHAIRWOMAN REYES: Yes.

21 EXECUTIVE DIRECTOR RECKO: Michael

22 Russo?

23 COMMISSIONER RUSSO: Aye.

24 EXECUTIVE DIRECTOR RECKO: James

25 Sanford.

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COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION NO. 2023-02.06
2 CHAIRWOMAN REYES: Resolution No.
3 2023-02.06.
4 A Resolution of the Housing Authority
5 of the City of Hoboken to amend its procurement
6 policy with respect to selection of developers for
7 HUD RAD repositioning.
8 COMMISSIONER RUSSO: Motion.
9 COMMISSIONER SEITZMAN: Second.
10 CHAIRWOMAN REYES: Questions?
11 Concerns?
12 Director, call the roll.
13 COMMISSIONER IMPASTATO: Who is it?
14 Did one get picked?
15 EXECUTIVE DIRECTOR RECKO: No.
16 COMMISSIONER IMPASTATO: To start the
17 process.
18 COMMISSIONER RUSSO: Correct.
19 CHAIRWOMAN REYES: Okay. Director,
20 call the roll.
21 EXECUTIVE DIRECTOR RECKO: Anthony
22 Forbes?
23 COMMISSIONER FORBES: Yes.
24 EXECUTIVE DIRECTOR RECKO: Andrew
25 Impastato?

1 COMMISSIONER IMPASTATO: Yes.
2 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
3 COMMISSIONER LEWIT: Yes.
4 EXECUTIVE DIRECTOR RECKO: Barbara
5 Reyes?
6 CHAIRWOMAN REYES: Yes.
7 EXECUTIVE DIRECTOR RECKO: Michael
8 Russo?
9 COMMISSIONER RUSSO: Aye.
10 EXECUTIVE DIRECTOR RECKO: James
11 Sanford.
12 COMMISSIONER SANFORD: No.
13 EXECUTIVE DIRECTOR RECKO: Erica
14 Seitzman?
15 COMMISSIONER SEITZMAN: Yes.

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1 CHAIRWOMAN REYES: That's it.
2 COMMISSIONER RUSSO: Any new business?
3 CHAIRWOMAN REYES: Any new business?
4 COMMISSIONER RUSSO: None here.
5 CHAIRWOMAN REYES: Motion to close.
6 COMMISSIONER RUSSO: Motion to close.
7 COMMISSIONER SEITZMAN: Second.
8 CHAIRWOMAN REYES: All in favor?

9 (Unanimous affirmative voice vote taken at
10 this time.)

11 (Concluded at 8:42 p.m.)
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CERTIFICATE OF OFFICER

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

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

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

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