



HOUSING AUTHORITY

OF THE CITY OF HOBOKEN

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BOARD OF COMMISSIONERS MEETING – June 20, 2023 7:00pm

PRESENT: Marc Recko, Executive Director
Commissioner Anthony Forbes (zoom video)
Commissioner Andrew Impastato (zoom video)
Commissioner Aaron Lewit
Chairperson Barbara Reyes
Commissioner Michael Russo (arrived at 7:05pm)
Vice-Chairperson Erica Seitzman
Commissioner James Sanford

COUNSEL: Harold Fitzpatrick, ESQ. (zoom audio)
STENO
REPORTER: Theresa Tiernan, zoom video

STAFF: Lourdes Priestley, Director of Administration
Emil Kotherithara, Chief Financial Officer
Frank Merchand, Director of Management
Corinne Richmond, Policy, Public Relations & Special Projects Analyst
Daniel Perez, Resident Service Coordinator
Jackie Medina, Maintenance Manager
Samuel Fermiant, Maintenance Supervisor
Shawna Oliver, Property Manager
Yolanda Sissoko, Property Manager

MINUTES:

Pledge of Allegiance

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

The Chairperson opened the meeting by stating in accordance with the requirements of the Open Public Meetings Law, Chapter 231 of the Public Laws of 1975 of the State of New Jersey, the Board of Commissioners of the Housing Authority of the City of Hoboken announces that the regular June board meeting has been scheduled for Tuesday June 20, 2023 at 7:00pm. Notice was sent to The Jersey Journal and Star Ledger on Monday, June 12, 2023, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Monday, June 12, 2022 with a copy of the agenda to be posted on the bulletin board in City Hall., Hoboken Library and Hoboken Police Department; and posted on the Authority's website on Tuesday, June 12, 2023.



PUBLIC COMMENT

EXECUTIVE DIRECTOR REPORT

Commissioner Sanford ask a question and a discussion ensues.

- 2023-06.01 Resolution authorizing the acceptance of the Minutes of the Re-Org Meeting of the Board of Commissioners on May 11, 2023

Commissioner Russo made the motion and Vice-Chair seconded.

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

- 2023-06.02 Resolution authorizing the acceptance of the Minutes of the Regular Meeting of the Board of Commissioners on May 11, 2023

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

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

- 2023-06.03 Resolution authorizing the payment of the monthly list of bills

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

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



2023-06.04 Resolution to Authorize an Agreement with the Housing Authority of the City of Jersey City for HQS Inspections of HCVPB Apartments and the Annual RAD OCAF

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

Chairperson Reyes ask a question and a discussion ensues.

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

2023-06.05 Resolution to Enter into a Collective Bargaining Agreement for Residential Construction with LUNA Residential Construction & General Service Workers Local Union No. 55

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

Commissioner Sanford ask a question and a discussion ensues.

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

2023-06.06 Resolution to Award a Contract for Walkway Maintenance

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

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



2023-06.07 Resolution to Ratify the June 14, 2023 Award of an Emergency Contract For Abatement to Sprinkler Systems in Multiple Locations

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

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

Commissioner Sanford voted "No"

2023-06.08 Resolution to Award a Contract for Special Legal Services Repositioning of Public Housing

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

Commissioner Seitzman made a statment regarding the procurement committee.

Commissioner Sanford ask a question and a discussion ensues.

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

2023-06.09 Resolution to Enter into a Shared Services Agreement with the Housing Authority of the Township of Irvington

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

Commissioner Sanford ask a question and a discussion ensues.

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

Commissioner Sanford voted "No"



NEW BUSINESS

Chairperson Reyes made an announcement regarding passing of 2 residents

Commissioner Russo made a statement regarding Collective Bargaining Agreement and Union Rights

Vice-Chair Seitzman made a statement regarding membership of CWA at NJCU

Commissioner Impastato made a statement regarding donation from Director to Commission Russo

Legal Counsel Fitzpatrick made a statement regarding donation

Commissioner Forbes made a statement and agrees with Legal Counsel and Commissioner Impastato

Chairperson Reyes ask if all in favor of adjournment.

All board members answered in the affirmative.

(The meeting concluded at 8:28 PM)