

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

REGULAR MEETING OF THE BOARD :
OF COMMISSIONERS OF THE HOBOKEN : THURSDAY
HOUSING AUTHORITY OF THE CITY : JANUARY 12, 2023
OF HOBOKEN : 7:00 P.M.

HELD IN PERSON AT
311 13TH STREET
HOBOKEN, NEW JERSEY

BEFORE:

CHAIRPERSON BARBARA REYES
VICE-CHAIRPERSON ERICA SEITZMAN
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 (via Zoom)
LOURDES PRIESTLEY, Director of Administration
FRANK MERCHAND, Director of Management
EMIL KOTHERITHARA, CFO (via Zoom)

THERESA L. TIERNAN, CCR, RMR
CERTIFIED COURT REPORTER
(201) 925-7474

I N D E X

1		
2		
3	AGENDA	PAGE
4	ROLL CALL	3
5	READING OF ANNOUNCEMENTS	3
6	PUBLIC COMMENTS	4
7	EXECUTIVE DIRECTOR'S COMMENTS	10
8		
9	RESOLUTIONS	
10	Resolution 2023-01.01	65
11	Resolution 2023-01.02	67
12	Resolution 2023-01.03	68
13	Resolution 2023-01.04	74
14	Resolution 2023-01.05	76
15	Resolution 2023-01.06	78
16	Resolution 2023-01.07	80
17		
18		
19		
20		
21		
22		
23		
24		
25		

1 (Pledge of Allegiance recited at this time.)

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

8 Notice of this regular monthly January
9 Board meeting was given by publication of the annual
10 meeting notice of the Authority with amendments as
11 necessary, was sent to the Jersey Journal and Star
12 Ledger on Tuesday, January 3rd, 2023, and sent to
13 the City Clerk of Hoboken on Tuesday, January 3rd,
14 2023, with a copy of the agenda to be posted on the
15 bulletin board in City Hall, Hoboken Library and
16 Hoboken Police Department, and posted on the
17 Authority website on Tuesday, January 3rd, 2023.

18 I direct the minutes of this meeting to
19 state that I have announced that adequate notice of
20 this meeting has been given as required by the Open
21 Public Meetings Act.

22 Electric Director, roll call.

23 EXECUTIVE DIRECTOR RECKO: A. Forbes?

24 COMMISSIONER FORBES: Present.

25 EXECUTIVE DIRECTOR RECKO: A.

1 Impastato?

2 COMMISSIONER IMPASTATO: Present.

3 EXECUTIVE DIRECTOR RECKO: A. Lewit?

4 COMMISSIONER LEWIT: Present.

5 EXECUTIVE DIRECTOR RECKO: B. Reyes?

6 CHAIRWOMAN REYES: Here.

7 EXECUTIVE DIRECTOR RECKO: M. Russo?

8 COMMISSIONER RUSSO: Present.

9 EXECUTIVE DIRECTOR RECKO: J. Sanford?

10 COMMISSIONER SANFORD: Present.

11 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

12 COMMISSIONER SEITZMAN: Present.

13 COMMISSIONER RUSSO: We have a quorum.

14 CHAIRWOMAN REYES: Patricia Waiters.

15 MS. WAITERS: It's the public portion?

16 COMMISSIONER RUSSO: Yes, it is.

17 MS. WAITERS: Oh, shit. I mean, I'm

18 sorry. Oh, shoot. Oh, my God. I'm so sorry, guys.

19 Pat Waiters, 1219 Willow.

20 I'm sorry because I was highlighting a

21 few things.

22 Good evening, everybody, I just

23 received a packet. I want to thank the Assistant

24 Superintendent Ms. Rodriguez Gomez for -- I put it

25 on -- I placed it on the record on Tuesday's meeting

1 about Martin Luther King's birthday and Black
2 History Month slowly approaching, and Housing
3 Authority being one area where we have most of the
4 black and brown and Latino people, I mean, I wanted
5 to do something to create an event. I'm willing to
6 work with you guys to really let the residents know
7 we care, okay? What we've been doing the last ten
8 or 20 centuries I'm not saying is wrong or right.
9 I'm saying we got to start a dialogue. In this
10 package she sent me, it's 46 pages, I'm going to
11 definitely give this to you Madame Chair, please, so
12 you can share with your Board, its an entirety, they
13 got a few pictures of Martin Luther King, his dream,
14 the I Had a Dream Speech, the same rhetoric they do
15 every year.

16 This hurts me. Can I tell you why?
17 Because this not implemented by an African American
18 person. This is somebody else's vision of Martin
19 Luther King. So when I say diversity, inclusion,
20 that's what I was hoping that we could get out of
21 this. I'm almost -- I mean, I feel really, really,
22 really disrespected that tomorrow I got an email
23 from City Hall that they would be raising the flag
24 tomorrow, a day before Martin Luther King birthday.
25 That's unaccepted. Martin Luther King's dream was

1 bigger than give back. On here it got the shelter
2 listed, it got the pantry, and other people saying
3 that they could donate and show that they could give
4 back. That's the listing. That shouldn't have been
5 on here, number one. Number two, donations, giving
6 people back, you can't buy back the pain that the
7 black and brown people endured. Learn our pain and
8 live with us, because we got so many serious
9 unhealthy, I mean, I mean, people living there
10 that's like inhumane in the Housing Authority, and
11 this is an embarrassment and then on top of it you
12 don't want to recognize those individuals, so I'm
13 here tonight to say this:

14 Please Madame Chair, and I know you do
15 your due diligence. You born and raised in here.
16 Please hold your entire body accountable for Martin
17 Luther King birthday. It's 28 days in February for
18 Black History Month. No, we not waiting until the
19 25th to do something and the 27th. Guys, I'm
20 telling you, I'm available again, Pat Waiters, the
21 same way the Board of Education did it, because I
22 told you I don't disappear easy, but I'm going to be
23 there when I see something that I think is unjust.

24 So please reach out to me. This is
25 very serious. You guys are all welcome. I hope I

1 see you all tomorrow at City Hall.

2 Unfortunately, election ain't slowly
3 approaching or everybody, every politician,
4 everybody would have been out there.

5 Please stop using us like that and
6 using our pain for profit. Thank you.

7 CHAIRWOMAN REYES: Thank you, Pat.

8 Adrienne Rawlins.

9 MS. RAWLINS: I have no problems with
10 the Housing Authority trying to make Improvements,
11 fixing the hallways, floor, but what I don't
12 appreciate is those people that are doing it. They
13 unnecessarily banged on my door, scared the crap out
14 of my 14 year old. My other daughter asked who
15 would be at the door at that time? And I said, from
16 my living room to the door, "Who is banging on my
17 door and why?" I open the door to find them doing
18 whatever they were doing. Oh, I'm so sorry. I
19 said, "Don't let it happen again," and I hope that
20 they don't do it to any other resident because I
21 wish and hope a resident would go there and knock
22 them on their behind. It was unnecessary for them
23 to be banging on the door. If they're going to do a
24 job, do it right, without disturbing the residents.

25 CHAIRWOMAN REYES: Manuel Rivera Soler.

1 MR. RIVERA SOLER: Manuel Rivera Soler.
2 The transcriber knows how to spell my name with her
3 eyes closed. Stopping making me laugh, Commissioner
4 Russo.

5 First, I want to say is Feliz Ano
6 Nuevo, Happy New Year to all.

7 CHAIRWOMAN REYES: Happy New Year.

8 MR. RIVERA SOLER: And to members of
9 the public and the housing members.

10 Before I make some comments, I would
11 like to add, if I could, some clarity on Resolution
12 No. 10, 23-01.04, 23-01.06. Whenever you have a
13 chance.

14 Also, I would like to say that I took a
15 moment to, as I always do, in many of the meetings
16 that I attend, I always go back and check anything
17 that I had said or any comments that I see. While I
18 was standing waiting and I do go to many meetings,
19 not all of them, but many, and people seem to get
20 fatigued over it, but that is an issue that they
21 have, not me, because I have to speak, if I feel
22 like I want to speak at every meeting. Having said
23 that, the last meeting I was here, I made some
24 remarks or some comments over some issues that were
25 said. I believe some people took umbrage towards it

1 and I went back to see if I had said it with any
2 malicious intent and I did not. I said specifically
3 before, I said the comments, I said it's not
4 directed towards anyone personally, nor is it meant
5 to bring any member of the Housing Authority or any
6 maintenance person or anyone down.

7 So with all due respects, I would like
8 to receive respect when I give respect to any Board,
9 as I do to many others, and having said that, I
10 would like to thank you for your attention this
11 evening.

12 Thank you.

13 COMMISSIONER RUSSO: Thank you.

14 CHAIRWOMAN REYES: Thank you. That's
15 it. We don't have anything else.

16 Motion to close public portion?

17 COMMISSIONER RUSSO: Motion.

18 COMMISSIONER SEITZMAN: Motion.

19 CHAIRWOMAN REYES: Director, roll call.

20 COURT STENOGRAPHER: You're on mute.

21 EXECUTIVE DIRECTOR RECKO: A. Forbes?

22 COMMISSIONER FORBES: Yes.

23 EXECUTIVE DIRECTOR RECKO: A.

24 Impastato?

25 COMMISSIONER IMPASTATO: Yes.

1 EXECUTIVE DIRECTOR RECKO: A. Lewit?
2 COMMISSIONER LEWIT: Yes.
3 EXECUTIVE DIRECTOR RECKO: B. Reyes?
4 CHAIRWOMAN REYES: Yes.
5 EXECUTIVE DIRECTOR RECKO: M. Russo?
6 COMMISSIONER RUSSO: Aye.
7 EXECUTIVE DIRECTOR RECKO: J. Sanford?
8 COMMISSIONER SANFORD: Yes.
9 EXECUTIVE DIRECTOR RECKO: E. Seitzman?
10 COMMISSIONER SEITZMAN: Yes.
11 CHAIRWOMAN REYES: Okay. Director,
12 your report?
13 EXECUTIVE DIRECTOR RECKO: Thank you.
14 And I'm having a little just a little problem
15 hearing at times, so if you lean into the microphone
16 for my part I, appreciate it.
17 And first of all, I appreciate you all
18 baring with me. I am out of town on a family
19 matter, so I appreciate your hanging in with me with
20 my being absent.
21 I will be back into town for sure on
22 Sunday, and so we'll see you all next week.
23 First of all, Happy New Year to all.
24 I think we had a great holiday season.
25 We did many, many events, and I'm really looking

1 forward to 2023.

2 As we go through my report, I just
3 think 2023 is going to be a real banner year for us.
4 As you'll see, we're going to be making the progress
5 on our redevelopment. I think we have the best team
6 of employees that we've have since I walked in the
7 door at Hoboken, and really looking forward to a
8 great year. I think we're making some great
9 strides.

10 We did have a lot of events during the
11 holiday seasons. The Winter Wonderland on
12 December 10th went incredibly well. We have to
13 thank the RAD Board, Family Hood. Erica was such a
14 driving force, Erica Seitzman was just a driving
15 force. The police department. We really had a
16 great event. And the weather really cooperated, so
17 it was -- and the County with their stage, it was
18 really, really great.

19 We had holiday luncheon events at
20 Adams, Fox Hill, and Monroe. The events were very
21 well attended and very well received. In addition,
22 family dinners were held at Andrew Jackson,
23 Harrison, and Christopher Columbus and in
24 partnership with the RAD Board. There was great
25 food, music, dancing, a strong sense of holiday

1 cheer and togetherness, so those are great events,
2 and they seem to be getting better every year.

3 Hoboken once again, Hoboken Grace was
4 once again very successful in providing gifts to so
5 many of our youth. And HHA arranged for donations
6 once again through Toys For Tots. An event was held
7 in coordination with the RAD Board at Monroe
8 Gardens. Families came in with their children and
9 picked up a wide variety of gifts. I've got to give
10 a shout out to Oscar Mercado over at the maintenance
11 department for arranging, making sure it was picked
12 up, making it went well. Thank you, Oscar.

13 I've got some great news to share
14 tonight. We have been awarded a special allocation
15 of capital funds from HUD in the amount of
16 \$3.5 million for use at Harrison Gardens. This is
17 really great, another great win, and grant
18 applications, in receiving them this is one of the
19 first grant applications, by the way, that Corinne
20 wrote when she walked in the door with us and very
21 successful, three and a half million dollars is
22 nothing to sneeze at. We applied for the funding
23 last spring. We did have to apply this funding to
24 only one site. It could not be spread across
25 different sites, and we put in for Harrison. They

1 will be used for REAC-related repairs, security
2 enhancements, upgrades overall at Harrison Gardens.
3 For example, we will be able to install camera
4 coverage on each floor. We can finish our
5 renovation of the courtyard. We can do painting in
6 the hallways, stairwell repairs. We're really
7 looking forward to this. As we complete that
8 necessary paperwork with HUD, we'll be outlining the
9 detailed scope of work and cost estimates and
10 bringing that back to the Board. Of course, we've
11 got to get with the architectural engineers, see how
12 far this money can go, but I think it can make a
13 major impact on Harrison and make Harrison a better
14 place to live as we head toward the redevelopment.
15 We've got a lot of people living there that we need
16 to up our game over there, and I am really, really
17 excited about this. Being a capital fund grant, of
18 course it's going to take --

19 (Internet interruption.)

20 CHAIRWOMAN REYES: Director, are you
21 there?

22 EXECUTIVE DIRECTOR RECKO: But it's an
23 exciting opportunity and there is a resolution
24 regarding that grant in front of you tonight. In
25 order to accept the grant, we have to have a

1 modification to our agreement with HUD and that
2 approval we'll be asking for later in the
3 resolutions.

4 We did have a roof emergency at Fox
5 Hill on December 23rd when that big storm came
6 through. It literally ripped the roof off of Fox
7 Hill. We're really proud to say that within a week
8 the roofing material was reinstalled and not one
9 unit experienced water in their home. Thanks to the
10 weatherman for not having rain, but within a week we
11 had done all of our business with the insurance
12 company, we had gotten two estimates, we had gotten
13 insurance company's approval, given the contractor
14 the go ahead, and the staff just did an excellent
15 job, not only the night of the emergency in triaging
16 with the excellent job of the Hoboken Police and
17 Fire Departments the night of the storm, but then
18 making sure this got done right away. I've really
19 got to give kudos to our crew for making that
20 happen. Excellent responses all around. And you do
21 have a resolution tonight ratifying my declaration
22 of the emergency that we did that very day when the
23 storm came through.

24 We are obtaining the signage to create
25 that commemorative designation for Ms. Colon, it

1 really coming. We've had some problems getting the
2 actual signs, but we think we've got it figured out,
3 so we'll be talking to you soon about that and
4 talking to the family.

5 On security issues, we continue to work
6 closely with the residents and police department.
7 Our yearly request for proposals for community
8 service providers is with legal and should be out in
9 January, by the end of January. So that's going to
10 be our tracking of services to the Housing Authority
11 and pushing us toward or comprehensive, if you will,
12 services for the year of 2023. What we're going to
13 do is use that as a base and then grow from there on
14 other programs we can bring in. So we're looking
15 forward to that process. We talked quite a bit
16 about that at the resident services meeting this
17 past month.

18 We are beginning design under the
19 defensible space concept and the rear areas of our
20 property abutting the light rail and we'll be with
21 you with preliminary plans as soon as they're
22 approved, as soon as they're produced.

23 We have been increasing our
24 surveillance of video systems with our management
25 and we have increased the number of resident

1 meetings that I'm having with the residents. We
2 held meetings on all sites in December. Our next
3 meeting in Harrison, Andrew Jackson, is
4 February 1st, and we do encourage residents talk to
5 your neighbors, have everyone come out, as many as
6 possible, because we're dealing with issues at each
7 site here individually.

8 Hoboken Housing Forward update. This
9 is our redevelopment plan. Again, this is our
10 step-by-step process, building that foundation for
11 2023 and 2024. We've been moving forward. The city
12 has published, as I reported last month, their
13 redevelopment plan for our sites. Their proposals
14 are due today, so I expect that next week I will be
15 talking to the City about their interview process,
16 and they're tentatively looking to award a contract
17 in February for a planner to come in and do our
18 redevelopment plan. So that is in process. That is
19 moving. That's one of our first very foundational
20 steps of moving forward with the redevelopment of
21 our properties. I know we sometimes are saying:
22 What's going on out there? This must be a
23 step-by-step process to do this right.

24 At the October Board meeting, you
25 approved a contract with a firm to provide us with

1 an obsolescence study. They have done their ground
2 work and they're drafting that study now. We've got
3 some very preliminary results, but we haven't got
4 their draft yet. We will be sharing that as soon as
5 it's in our hands. That's another foundational step
6 that must be done.

7 We have published an RFP requesting
8 engineering firms to produce a capital needs plan
9 for a ten-year period. This plan will anticipate
10 our changing capital needs and funding levels. As
11 we progress through the redevelopment of HHA sites,
12 we anticipate the contract award recommendation to
13 you in February. We'll be opening bids -- I'm
14 sorry, responses to the RFP at the end of January.
15 So these things are all moving at one time.

16 In collaboration with technical
17 assistance from Enterprise Partners, we're arranging
18 for an initial meeting in 20 -- the first quarter of
19 2023 with HMFA to discuss the future allocation of
20 tax credits.

21 We are close to publishing an RFP for
22 special legal counsel for future development in the
23 first quarter of 2023. We're working on that RFP.
24 It should be out very soon. We are working on a
25 revision to our procurement policy that will address

1 the methods of obtaining the services of a
2 development team developer.

3 You may see us talking to you in the
4 next couple of months about the possibility of going
5 out for a preapproved pool of developers, we could
6 do that even before the redevelopment plan is done
7 and get a leg up on things. As we work with the
8 Enterprise team, Enterprise Partners team, we're
9 discussing the possibility of that with them and
10 with our attorney team. So you may be seeing us
11 come back to you with some more plans on that next
12 month. This idea just came up, and I think it's a
13 good one, so we'll be working on it.

14 We continue to meet with Enterprise
15 Partners along with our attorney, HHA staff, and HUD
16 as represented by Ellis Wilson Henry, so they're
17 with us every step of the way. They are watching
18 us. They are making sure we're on time and on
19 target. And I can say with great confidence that
20 they're comfortable with where we are. The
21 Enterprise team and ourselves are working on our
22 management needs and positioning into 2023 and
23 beyond. Mr. Merchand and I have had some detailed
24 discussions with our management consultants. They
25 are going to pick a training schedule for us to kind

1 of look into the future on what we need and where we
2 need to go as we transition over to RAD Section 18.

3 Lastly, on Hoboken Forward, again, we
4 remain available for any forum that might be useful
5 to expand community awareness. We had a great
6 article in the Hoboken website this month. If you
7 haven't seen that, you might look that up. We had a
8 great article with some interviews that were done
9 with me before the holiday break. Great article.

10 On Policy and Outreach, okay, so I just
11 want to say, that's the end of my report on Hoboken
12 Housing Forward.

13 So again, and lastly I'll say, I
14 understand that from the outside sometimes whether
15 it's from Commissioners and whether members of the
16 public this thing takes some time. We're doing all
17 the foundational steps and once we have those in
18 process, we're going to be taking off on this, but
19 we need to make those steps first. And I think
20 we're being very conscientious and timely in doing
21 that.

22 I encourage, continue to encourage on
23 outreach for any resident to meet with us
24 personally. We do many intakes during the course of
25 the month. We are writing resident handbooks for

1 all locations. Those should be out within the next
2 60 days. We've got a pretty good draft of them done
3 just before the holidays.

4 The proposed changes to our ACOP and
5 drug abuse criminal activity policy, if you remember
6 those --

7 COMMISSIONER SEITZMAN: Hello.

8 (Internet Interruption.)

9 EXECUTIVE DIRECTOR RECKO: January 1st
10 through HUD. Over the next week we'll be
11 distributing those new policies. They are now
12 official. The ACOP policy that amended our waiting
13 list procedure to have a Hoboken preference into
14 that waiting list procedure, and our drug abuse and
15 other criminal activity policy, which replaces the
16 one-strike policy, and I think we all agree gives us
17 a little more teeth there. So as of January 1st,
18 that's official. We're moving ahead with that.

19 We continue to follow the most current
20 CDC guidelines with Covid-19 issues. We have
21 experienced some. So we've had some off and on
22 staff absences and quarantines. Not as bad as it
23 was during the round a couple a years ago, but there
24 seems to be a mini infection coming through these
25 days, as I'm sure most of you know, and we're

1 dealing with those issues on a day-to-day with some
2 staff shortages.

3 Fox Hill Gardens, the renovation work
4 is in process. The lighting work is complete,
5 brightening up our hallways and stairwells,
6 plumbing, cabinet, and countertop work is
7 commencing, and I'm glad to say that the paving work
8 has been completed. For those of you that haven't
9 seen it, go on over to Fox Hill, look through -- the
10 go through the loop there and our one parking lot
11 that we had some flooding issues, we redid the
12 slopes there, and I think it looks great. It's a
13 great job.

14 Housing For Hoboken did not meet this
15 month. It was delayed due to -- excuse me, due to
16 my having to be out of town this past week, so we'll
17 recommence later in the month on Housing For
18 Hoboken.

19 Our Special Capital Projects. We'll be
20 moving forward with improvements at Harrison Garden,
21 as I noted above.

22 The emergency generator work for Andrew
23 Jackson South is in permitting and we think will be
24 completed -- won't be completed until the spring. I
25 did write in my report that we're accepting bids for

1 four new boilers. However, those bids were received
2 and you have a resolution in front of you tonight to
3 approve that work. So we'll be talking about that
4 later in the meeting.

5 And we're administering those 2020 CDBG
6 funds. Very little work to be done left on that.
7 We've effectively done it.

8 Management, has been focused on our
9 three initiatives, that 96 or better percent -- or
10 better occupancy rate. We've got our vacancy report
11 attached. In December we had three total move-ins,
12 it was a slow month, nine move-outs, and performed
13 six transfers. We now have 20 units ready to be
14 leased or actively being leased right now.

15 And Attachment 2 is our vacancy report
16 for Fox Hill, which had two moves-in, one move-out,
17 and no transfers. We did include in this month's
18 report, Frank put together a 2022 summary. We
19 averaged 11 and a half move-ins a month in 2022,
20 which was excellent. We averaged five move-outs and
21 five transfers. We actually did a 138 move-ins in
22 2022, which is huge. We usually have 50 or so a
23 year between 50 and 60, our move-outs reflected
24 that, we had about -- we had 59 move-outs over the
25 course of the year and -- or vacant apartments of

1 some type, and we had 57 transfers. So we're really
2 doing -- our move-outs and transfers are keeping up
3 with each other, that's a lot of transfers.

4 On vacancies, I would like to ask Frank
5 if there's anything else that you would like to
6 point out on our vacancies, Frank.

7 MR. MERCHAND: Nothing specific unless
8 you guys have a question for me. There's nothing --
9 pretty much you spelled it out the way that it was.
10 Luckily, in December even though we had nine
11 move-outs, we were able to maintain that almost 96,
12 we're at like 95 and a half. So even though we took
13 a hit, we were able to get past it and maintain it,
14 so hopefully the next couple of months the managers
15 are really as much in sync as we've been, like the
16 director said, I think that we are in stride right
17 now. So the next couple of months should get us to
18 where we've been aiming for.

19 EXECUTIVE DIRECTOR RECKO: Thank you,
20 Frank, and I'll put you on the spot. I think you're
21 predicting by April about to reach our 98 percent
22 goal, right?

23 MR. MERCHAND: Yes.

24 EXECUTIVE DIRECTOR RECKO: We think we
25 will get there.

1 MR. MERCHAND: No, we'll get there.

2 COMMISSIONER RUSSO: I said, that means
3 March, right, Director.

4 EXECUTIVE DIRECTOR RECKO: Yeah, that's
5 right. That means March.

6 And I'll tell you, if we get there, we
7 will be among the top housing authorities in the
8 country.

9 COMMISSIONER RUSSO: Thanks.

10 EXECUTIVE DIRECTOR RECKO: The
11 performance of the staff this year on getting us off
12 of a lot of vacancies on our hands as a result of
13 our elevator project has been astounding. Great job
14 by both maintenance and management.

15 Management continues to work on the PIC
16 system scores. Many residents are coming in
17 recertifying on a timely basis, and we're tackling
18 that problem as we go along. We have also made
19 significant progress in the reduction of tenants'
20 accounts receivables. I encourage residents with
21 outstanding balances to make sure they contact their
22 managers to forestall any legal actions. As we have
23 said in prior meetings, we have talked to residents,
24 we have called residents. We have called personally
25 on to their homes to say: Come in and deal with us

1 on your balance that you have. And there is a point
2 coming up soon that we'll have to quit talking and
3 file eviction actions against those that have not
4 come to see us. So I'm being very clear on this.
5 We're willing to work with anyone, we'll bend over
6 backwards, but there are a certain number of people
7 that have just refused to talk to us about their
8 balances and as you know we are landlord and the
9 only option we have to push this forward is to file
10 a court action. We don't want to go there, but we
11 will if we have to with the very small number of
12 people that we'll have left.

13 Frank, anything you want to add on
14 tenants' accounts receivables?

15 MR. MERCHAND: Yes.

16 CHAIRWOMAN REYES: Frank, you could sit
17 there, if you want.

18 EXECUTIVE DIRECTOR RECKO: I can't hear
19 you well, Frank.

20 COMMISSIONER SEITZMAN: He's not
21 speaking yet. No worries.

22 CHAIRWOMAN REYES: Frank, why don't you
23 just sit there and this way it's easier.

24 COMMISSIONER FORBES: I have a
25 question, if that's okay.

1 EXECUTIVE DIRECTOR RECKO: Yes, please.

2 COMMISSIONER FORBES: So, Director, you
3 said that we would be attending court on a small
4 number of the folks who are not responding to the
5 letters that we're sending out for repayment?

6 EXECUTIVE DIRECTOR RECKO: Correct,
7 correct.

8 COMMISSIONER FORBES: When you say
9 small --

10 EXECUTIVE DIRECTOR RECKO: Frank, do
11 you have that number?

12 MR. MERCHAND: Yes.

13 COMMISSIONER FORBES: By "small,"
14 what's that number?

15 COMMISSIONER SEITZMAN: He's about to
16 go through it now.

17 MR. MERCHAND: To your points, it's not
18 a small number yet. It will be a smaller number,
19 yes.

20 COMMISSIONER FORBES: I didn't think it
21 was a small number.

22 MR. MERCHAND: Compared to -- I agree.
23 I know where you're going. So tell you what, I'll
24 you through the figures. So when I first introduced
25 the concept in September that we had about 700

1 families that were on this par, under -- over \$500.
2 Since then we've entered into 97 repayment
3 agreements that now, out of those 97 repayment
4 agreements, there's a balance there of 509,000 that
5 came off of our outstanding rents, right? So that
6 was a good third of what we had out there. But that
7 number is actually greater than what it is because a
8 lot of the folks that entered into repayments also
9 made substantial payments. So that actually, kind
10 of, reflects more like a \$700,000. But in
11 repayments right now, physically notes that we have
12 which equal cash, we have 97 repayment agreements
13 that total 509,000. The other really incredible
14 news, and thank you to all the tenants who did it
15 and participated, is that everybody that entered
16 into a repayment agreement, made a payment. They
17 made a repayment payment and they made a rent
18 payment. So we finally see that bump in the, you
19 know, in the cash flow. So the other thing that
20 happened in the month of December, at the end of
21 December, is that we were finally able to get he
22 repayments into the system.

23 Andrew, I know that you had requested
24 some numbers, so this is kind of like -- I hope this
25 is what you were looking for. So out of the money

1 that's left over on the table, 20 families are
2 holding 306,000. So I'm going to take those 20
3 families myself personally and reach out to them and
4 work with them to get them to into enter repayments.
5 The rest of the families that are going to be, in
6 total we have 344, Rev; 344 families that are still
7 outstanding. And we are -- the goal is knock those
8 first 20, that's 300,000, and then the rest of the
9 families who are really low, and this is something
10 that we can talk as a group, maybe we can come to
11 the point where some of these folks who are between
12 599, even if you don't come, we can make a repayment
13 and send it to them and say: Listen, just pay this.
14 That's a discussion for the future, but that's an
15 alternative that would allow us to put them into
16 that repayment and just start paying. I don't know
17 if there's legal things that we would have to work
18 out or, you know, we can get to that point, but
19 that's a thought that I have there. But I will work
20 on the 20 families, that should knock out the bigger
21 amount, and then as requested by everybody, yes,
22 we've done it by mail; we've done first, second,
23 third notices; we've done phone calls; and we've
24 gone door to door to every one of the families. So
25 I ask the managers to --

1 COMMISSIONER IMPASTATO: I have a
2 question.

3 MR. MERCHAND: Yes.

4 CHAIRWOMAN REYES: Yes.

5 COMMISSIONER IMPASTATO: Chairwoman, is
6 it okay if I ask a question?

7 CHAIRWOMAN REYES: Yes, yes.

8 COMMISSIONER IMPASTATO: The 344
9 people, families that we have -- that having -- all
10 344 have not contacted anybody?

11 MR. MERCHAND: Correct. They have not
12 responded.

13 COMMISSIONER IMPASTATO: Have you
14 contacted them at all?

15 MR. MERCHAND: We've attempted by mail,
16 by door, by phone call, and nothing. No response.

17 COMMISSIONER IMPASTATO: I have a hard
18 time understanding that. And that's where that
19 little frustration comes where, like, how do we --
20 we just lost 344 people that -- families that we
21 just -- we can't get in contact? Where are they?

22 COMMISSIONER FORBES: I agree.

23 MR. MERCHAND: Right. And --

24 COMMISSIONER IMPASTATO: You knocked on
25 their door?

1 MR. MERCHAND: Yup. And out of those
2 three 344, there is about 200 of those that are not
3 recertifying either, which is what's tying into our
4 PIC number, so they are like MIA. So now the last
5 recourse we have is going to be through the Court,
6 and we're going to have to now get to the point
7 where the final-final step is a certified letter
8 that says: You have -- we have tried to contact you
9 in every other way and we weren't successful, and
10 now here's the Court date. And that's what we're
11 going to have to do for the final for people who did
12 not respond, and then hopefully at that point, even
13 they contact us, we'll enter into a repayment. So
14 that would be great, to your point. How can you --

15 COMMISSIONER IMPASTATO: Do you -- do
16 you know --

17 (Internet interruption.)

18 COURT STENOGRAPHER: I'm sorry. We're
19 losing you. We're losing you.

20 CHAIRWOMAN REYES: Andrew, I'm sorry,
21 we're losing you.

22 COMMISSIONER IMPASTATO: Knock on the
23 door --

24 CHAIRWOMAN REYES: It's like you're
25 going in and out, so the Court Reporter couldn't

1 hear you. Could you repeat yourself?

2 COMMISSIONER IMPASTATO: What?

3 CHAIRWOMAN REYES: We were losing you,
4 so the Court Reporter couldn't hear you.

5 COMMISSIONER IMPASTATO: Okay. Can you
6 hear me now?

7 CHAIRWOMAN REYES: Yes, yes, yes.

8 COMMISSIONER IMPASTATO: So do you have
9 a -- try to knock on all these doors like a date and
10 time?

11 MR. MERCHAND: I have asked the
12 managers to keep track of every time they tried to
13 make a phone call or knock on the door, so that we
14 have that, right.

15 COMMISSIONER IMPASTATO: Can you
16 send -- can you get together and send that to me on
17 who or send that to everybody? I'm sure everybody
18 wants to see that.

19 COMMISSIONER FORBES: I would like to
20 have a copy of that as well.

21 MR. MERCHAND: Sounds good.

22 COMMISSIONER IMPASTATO: So I would
23 like it to be in this form, if you can, if it's not
24 too much work, but...

25 CHAIRWOMAN REYES: Are we sending

1 just --

2 COMMISSIONER IMPASTATO: The person on
3 staff that knocked on the door, and did we just not
4 get any response, the date, the time, for all 344
5 people. I find it very -- I'm not saying you're
6 lying --

7 MR. MERCHAND: No, no --

8 COMMISSIONER IMPASTATO: I find it very
9 hard to believe that we knocked on 344 units and not
10 one person --

11 (Internet interruption.)

12 COURT STENOGRAPHER: I'm not, not one
13 person, you know, he's turning.

14 CHAIRWOMAN REYES: Andrew, again, we're
15 losing.

16 MR. MERCHAND: Andrew, I'll give you
17 everything we have up to this point, and I'll do
18 something even better. Why don't we say right now
19 to these 344 families, we will create this thing and
20 we'll do one final knock, and we can take a picture
21 of us knocking on the door, whatever it takes, but
22 like we have tried from every way to get in touch
23 with these families, and it blows my mind.

24 CHAIRWOMAN REYES: I just -- excuse me,
25 I'm sorry. I just want to say that, Frank, I have

1 full confidence that the staff is doing what they're
2 saying. I'm not here to knock anybody and say that
3 anybody is not doing what they're supposed to be
4 doing. I do understand Andrew's frustration because
5 it is a lot of money, but I think as Commissioners
6 we, kind of, also have to be reminded that our
7 service here is not to do the day-to-day operations
8 of the Housing Authority, that is your job, and I
9 think we have to have confidence that you guys are
10 doing it. So as far as making a list and giving of
11 apartments or people, I'll be honest with you, I'm
12 not completely comfortable with that being given to
13 everyone. If there's a Commissioner that has an
14 issue and you'd like to discuss it, we absolutely
15 can discuss it, you know, off line with the Director
16 and Frank, and but again, I think as long as we have
17 some type of proof, it is documented in the files
18 when our managers are calling, when they're
19 knocking. I think that should be sufficient. I
20 don't think that anybody anyone should have to go
21 with a camera to take pictures.

22 MR. MERCHAND: Now, from the legal side
23 of it, from the legal side of it, we are doing it in
24 writing by mail. So we have that and I think that,
25 to Andrew's points, it's more of, like, listen, we

1 want to reach these folks. It's not legally are we
2 doing the right thing or the wrong thing. So I want
3 to reach these focus, too, so...

4 COMMISSIONER IMPASTATO: I think it's
5 more of -- can you hear me?

6 CHAIRWOMAN REYES: Yes.

7 COMMISSIONER IMPASTATO: I think it's
8 more of a case that we're trying to build so and,
9 Frank, I mean, our attorney Fitzpatrick, Harold --

10 COMMISSIONER SEITZMAN: Matt.

11 COMMISSIONER RUSSO: Or Harold.

12 COMMISSIONER IMPASTATO: Yeah, if you
13 point mind --

14 EXECUTIVE DIRECTOR RECKO: Of course,
15 it's a case -- may I? Of course --

16 CHAIRWOMAN REYES: Absolutely.

17 EXECUTIVE DIRECTOR RECKO: -- that's
18 what we're trying to do and we've been working hand
19 in hand, we've been working hand in hand with our
20 attorneys and we have made significant progress. We
21 started out with well over 700 families and we have
22 that, and the most -- people that owe us the most we
23 made significant progress and as Frank said we're
24 down to 20, and I apologize for saying small, but
25 was the number I was thinking was that 20 was the

1 most, but yes, we're building that case, that's
2 exactly what we've been doing --

3 COMMISSIONER IMPASTATO: So as long as
4 you have --

5 EXECUTIVE DIRECTOR RECKO: The
6 internals --

7 COMMISSIONER IMPASTATO: -- the form --

8 EXECUTIVE DIRECTOR RECKO: -- not the
9 first notice, second notice. We are documenting how
10 that process --

11 COMMISSIONER IMPASTATO: Documenting.
12 (Simultaneous crosstalk.)

13 EXECUTIVE DIRECTOR RECKO: -- and when
14 we go to court --

15 COURT STENOGRAPHER: I'm sorry, can
16 somebody stop speaking over here, please.

17 CHAIRWOMAN REYES: Guys, please, if
18 you're going to have a conversation, please go out
19 in the hallway. I'm sorry.

20 COMMISSIONER FORBES: I understand what
21 Andrew is saying. It's just like just sheer on the
22 basis of the law of averages we should have been
23 able to contact at least a percentage of that 344,
24 that had the whole 344 --

25 EXECUTIVE DIRECTOR RECKO: We could

1 agree --

2 MR. MERCHAND: No, we did, but the
3 numbers started --

4 EXECUTIVE DIRECTOR RECKO: It start out
5 at over 700.

6 CHAIRWOMAN REYES: That's --

7 COMMISSIONER SEITZMAN: Madame Chair?

8 CHAIRWOMAN REYES: I'm sorry, Erica.

9 COMMISSIONER SEITZMAN: Yes. So I
10 think that -- I don't think everybody heard that
11 Frank is personally the most from -- the most
12 outstanding is from 20 families and Frank said he's
13 going to take ownership himself. He's going to
14 personally try everything in his power to do that,
15 and then there are other things that we can do to
16 try to finish the rest. So I think that they are
17 really trying to do their due diligence. They do
18 have to do other things besides this on a daily
19 basis, and we took it from over -- I think it was
20 over 700.

21 MR. MERCHAND: Over 700.

22 COMMISSIONER SEITZMAN: Over 700 to
23 344.

24 EXECUTIVE DIRECTOR RECKO: That's
25 right.

1 COMMISSIONER SEITZMAN: So we are
2 making progress.

3 COMMISSIONER IMPASTATO: We got it,
4 yeah. I agree with that.

5 EXECUTIVE DIRECTOR RECKO: And we must
6 remember that we've just gotten out of over two
7 years of a pandemic situation where people were
8 telling our residents they were never going to have
9 to pay this say money, that they didn't have to pay
10 attention to us, that the law would protect them, et
11 cetera, et cetera, and that just wasn't true. A lot
12 of that advice was wrong and folks still have that
13 perception out there that they can dodge and weave.
14 And we've had to come back out and essentially,
15 through this process, and what we're going to get
16 tonight is re-educate folks, but, you know, we're
17 doing it methodically and I think people, as we move
18 forward, they will still have chances to come in and
19 resolve this, but a lot of folks, I think, just
20 didn't believe that this was real, that this was
21 serious. A lot of folks did. More than half of the
22 700, but we've still got some focus out there that
23 just don't believe us and some are getting bad
24 advice out there.

25 CHAIRWOMAN REYES: Absolutely.

1 ATTORNEY M. FITZPATRICK: Can I add --

2 COMMISSIONER IMPASTATO: I just have
3 one question.

4 CHAIRWOMAN REYES: I'm sorry. Can we
5 have Matt please speak?

6 ATTORNEY M. FITZPATRICK: Sure. I just
7 wanted to add quickly to Commissioner Impastato's
8 question, which I think is a very valid concern,
9 particularly the question about documenting this and
10 whatever, and Frank and I have talked a number of
11 times that before we file a single complaint, we're
12 going to need -- I'm going to ask of him and of the
13 staff, you know, when did we try to contact these
14 people? How did we try to contact these people?
15 Dates? Times? All of that. So we have talked
16 about that and I understand Commissioner Impastato
17 and Reverend Forbes' concern about the number of
18 people still outstanding. Part of that, I don't
19 know how much of that is, you know, distrust, not
20 answering the door, being at work. I don't know.
21 But certainly we're going to have to dive into that
22 before a single complaint is filed and make sure
23 that each of these people we have reached out to.
24 So I don't know if that addresses your concern,
25 Commissioner Impastato, I know or somewhat addresses

1 your concern. I think I know where you're going
2 with that, and yes, I am going to want it
3 meticulously documented about each attempted
4 contact, so that if we do end up in court, Heaven
5 forbid, I can say, you know, these are the steps the
6 Housing Authority took. Hopefully, we're talking
7 about a small handful of cases in that instance, but
8 yes, we are going to need that information and
9 certainly that will be part of the case. That's the
10 first thing the judge is going to say: Okay, did
11 you tell them they owed you money? Where is a copy
12 of that letter? Where are your records saying you
13 made a phone call on "X" date? So, yes, we're
14 certainly going to need that.

15 CHAIRWOMAN REYES: I also want to add,
16 Frank --

17 COMMISSIONER IMPASTATO: That is all
18 I'm -- that's all I'm looking for. That was all I
19 was looking for is that we have documentation of
20 when our staff knocked on the door so that we can
21 show it to a judge and it's very clear cut. That's
22 it. Thank you.

23 CHAIRWOMAN REYES: And, Frank --

24 COMMISSIONER FORBES: Yes, I agree with
25 you, Andrew. Same here, my friend. Just the

1 documentation of what is going down. That's all.

2 CHAIRWOMAN REYES: I know that when we
3 complete our lease there's a section for emergency
4 contacts, so that if you can't get in touch with the
5 individual, then you start going down the emergency
6 contacts, and maybe that's --

7 MR. MERCHAND: That's a good idea.

8 CHAIRWOMAN REYES: -- a way -- and
9 obviously not giving confidential information about
10 why you're calling, just say this is the Hoboken
11 Housing Authority, we're trying to reach such and
12 such. Can you please have them call us.

13 Is that something that can also be
14 done? Would that be also --

15 ATTORNEY M. FITZPATRICK: It could.

16 CHAIRWOMAN REYES: Because they're not
17 giving any information.

18 ATTORNEY M. FITZPATRICK: Part of the
19 issue there might be some of that information might
20 not be up to date, because remember a lot of those
21 people also aren't recertifying. So maybe we don't
22 have the proper contact information. So that would
23 be one problem. I would also be very delicate about
24 how you do that. I don't want to get anybody overly
25 worried about some sort of safety situation by

1 saying, you know, we really need to get in touch
2 with so and so when we're really talking about
3 collecting rent. So I would just be a little bit
4 careful about how we proceed with that.

5 CHAIRWOMAN REYES: Okay.

6 ATTORNEY M. FITZPATRICK: It can be
7 done. There's no reason why you can't do it. I
8 would just proceed with caution.

9 CHAIRWOMAN REYES: I also wanted to
10 make you guys aware, in this incident happened
11 today. So as you guys know, we have been helping
12 individuals with rental assistance through the
13 county, and we had a resident come in and say:
14 Well, I did an application early December. They
15 never got in touch with me. I haven't heard
16 anything from them.

17 So obviously we e-mailed them, if that
18 happens, we email the county to see what's going on.
19 The County had actually attempted to contact this
20 person three times and because they were unable to
21 contact them, they closed their application and they
22 denied them. They are willing to reopen the
23 application for them, but I think this is something
24 really important for the managers, that if you're
25 sending them to us to complete applications for

1 rental assistance, and for any reason they change
2 their number, they have to notify you guys
3 immediately so that you guys can let us know,
4 because what we do then is e-mail the county and
5 say: Such and such person submitted an application.
6 The number on there has changed. Can you please
7 update?

8 Because the truth is I don't even think
9 that they're really sending letters, they're either
10 e-mailing or they're calling them for information,
11 and if they're not getting through to them, it's
12 just going to be denied. So that was one of the
13 incidents, and I'm pretty sure we're going to come
14 across a lot more, and so rental assistance is still
15 open through the County. We also need to educate
16 our residents to understand that this is Covid
17 money. So, of course, a lot of that -- it has to be
18 somehow, somehow related to Covid that they fell
19 behind. So if they were sick and, you know, they
20 couldn't pay their rent because they had to pay
21 their medication or, you know, there's a number of
22 different situations that we work with the
23 individual, but I think it's important that we also
24 are telling tenants that this is not just -- okay,
25 it's rental assistance, somehow it has to be

1 connected to Covid so that they can help you, so...

2 ATTORNEY M. FITZPATRICK: And if I
3 could just add one more thing, I don't want to
4 belabor the point, but to what the Chair said
5 before, if you do generate some sort of report, I
6 would be a little bit sensitive to personal
7 identifiers. I'm not saying obviously the Board is
8 entitled to some sort of report accountability, but
9 I would be a little bit careful with personal
10 identifiers, names, birthdates, things like that,
11 not that I don't trust any member of the Board, but
12 just so we aren't disclosing sensitive tenant
13 information.

14 MR. MERCHAND: And while we're on the
15 topic, thank you so much, because the checks keep
16 coming in every day from the County. The checks
17 keep coming in, 5,000, 10,000, 9,000. And it's a
18 great help to the Housing Authority and to the
19 families who are receiving help.

20 CHAIRWOMAN REYES: And we work very
21 closely with them, so it's not as they come and
22 they, they complete the applications and we don't
23 hear from them. We get in touch with them and some
24 of them do come to us with situations that it's hard
25 for us to help them because what they're telling us

1 is not matching what we're -- what they're saying,
2 but as you're talking to them and having a
3 conversation with them, you're able to find a way to
4 help them. And so we're having that issue, I want
5 to say honestly, a lot more with the seniors,
6 because a lot of them seem to forget, and they're
7 like: Oh, no I wasn't sick. No, no, that didn't
8 happen. No, I was fine. Or, you know, so we kind
9 of have to dig in and have conversations and meet
10 with them on several occasions before we can come
11 up, because you have to do a whole statement as to
12 why --

13 COMMISSIONER RUSSO: Right.

14 CHAIRWOMAN REYES: -- this happened.

15 So just give you guys a head's up, the
16 behind the scenes that goes on.

17 MR. MERCHAND: Thank you.

18 CHAIRWOMAN REYES: Director.

19 EXECUTIVE DIRECTOR RECKO: Frank, make
20 yourself comfortable there or a minute. I was
21 telling Frank to make himself comfortable in that
22 chair for a minute.

23 CHAIRWOMAN REYES: Yes.

24 EXECUTIVE DIRECTOR RECKO: So I just
25 want to add next that we did meet with the ACOP

1 Committee and this is going to be the occupancy
2 policy. We are intending the in next couple of
3 months to reopen our waiting list for zero and one
4 bedroom units. So we will be back to you, we
5 believe, next month with a request for a Board
6 resolution to reopen our zero and one bedroom
7 waiting list numbers, our applications. So that
8 will be coming up. So just know that that's out
9 there, but it's not open yet.

10 COMMISSIONER RUSSO: And Director --

11 CHAIRWOMAN REYES: We continue to work
12 toward a project-based voucher --

13 COMMISSIONER RUSSO: Director, I was
14 just going to say and that is with the new -- with
15 the new parameters for a Hoboken preference,
16 correct?

17 EXECUTIVE DIRECTOR RECKO: That is
18 correct. And that's why it's significant that we
19 got our final approval considered January 1st and
20 thank you, Councilman, for your hard work on that
21 when we did that a few months back.

22 COMMISSIONER RUSSO: Thank you.

23 EXECUTIVE DIRECTOR RECKO: Excellent,
24 excellent.

25 So having that will new preference

1 causes a couple wrinkles in how we do -- how we do
2 the applications and the lottery and we're working
3 that out with our attorneys now. Nothing huge, but
4 we're working it out and we expect to have that back
5 to you soon.

6 Our maintenance reports. Our
7 maintenance department continues to work well under
8 its current leadership. We are currently accepting
9 applications for additional part-time building
10 maintenance workers, that's our cleaning and
11 janitorial staff. Our holiday, once again,
12 demonstrated that during special events, such as
13 holidays, sometimes our reserve staffing gets low.
14 We just need to put on a little more beef there.

15 We are bidding out work that will
16 provide a four-month cycle floor stripping and
17 waxing. This will provide a leg up for our cleaning
18 crews. You'll notice there's a comment made earlier
19 about banging on the door. We do apologize for
20 that, but we're going through on a one time now of
21 stripping and waxing all of our floors, which is
22 great, and that's tremendous. And what we want to
23 do next is we're going to do that on a four-month
24 schedule; come in, strip wax all of our floors every
25 four months. That will accomplish a couple of

1 things. It will make sure that our floors look
2 good, and it will also take some weight off of our
3 maintenance staff. So we will have that outside
4 contractor come in. I like to do contracts like
5 this because it's very clear cut, very clear cut on
6 what that contractor's duties are, stripping and
7 waxing the floors.

8 Finally, we are going to add a deep
9 cleaning to the stairwells every four months as
10 well, so you'll see that coming up over the next
11 couple of months. So that building cleanliness
12 takes all of us. So this holiday, as we often have,
13 we found trees stuck in our trash chutes that
14 backing up our trash chutes, large trash bags and
15 boxes have been forced into the chutes. Old toys
16 jammed in the chutes, then when a chute is clogged,
17 residents leaving trash in the hallways rather than
18 taking it to the dumpster and/or furniture gets left
19 in the stairwells. So we're going to continue to
20 reach out to our residents that, you know, when our
21 guy comes through and cleans at two in the afternoon
22 and somebody is throwing garbage out into the
23 hallways in an unclosed bag at four, it hurts the
24 rest of the residents there. It's awful. When
25 somebody is putting Christmas trees down the chute,

1 it just doesn't work. So we need all of us to work
2 on this, and we're going to continue to work in that
3 direction.

4 We did major maintenance plumbing
5 projects by HHA staff in the last 30 days, a little
6 bit slower over the holiday, but nonetheless, our
7 plumbing projects continue to go on and continue to
8 be an important part of what we do. Maintenance
9 does a great job on that. And we did have unit
10 special projects by outside contractors in the last
11 30 days. Those are part of my attached reports. We
12 had one of our experienced repairers leave us this
13 month and we are open to receiving applications for
14 that position. I mentioned earlier, we're
15 looking -- we're certainly looking for some building
16 maintenance workers on cleaning, but we did have one
17 of our good solid repairers leave us. We tried to
18 tackle him, asked him not to leave, but he found a
19 job closer to his home and he left on very good
20 terms. So if we know somebody that is a skilled
21 craftsman, that can do drywall repairs, wall
22 repairs/plumbing, concrete repairs, we're more than
23 happy to talk to them. Send them our way. We're
24 advertised for these positions, and I'm looking
25 forward to getting somebody else good on our staff.

1 We are frustrated, as everyone else,
2 about the 310 Harrison elevator. We know it's a
3 problem. It's been out since the fire. And as you
4 all know the fire department came in, did a great
5 job, put out the fire, and wound up putting a lot of
6 water down our elevator shaft. And in the end we
7 were having to do virtually a rebuilding of that
8 elevator shaft. The problem comes with a
9 replacement control panel for the car. It had to be
10 manufactured from scratch. The contractor's
11 expecting that part to be shipped on January 20th,
12 so there is some light at the tunnel. You know, if
13 it takes a week or whatever to get here, and then
14 installed once they receive it, we're going to be
15 putting it on a ship or an emergency shipping basis,
16 get it here as soon as we can, get it installed as
17 soon as we can, but there's just no opening up that
18 elevator until that control panel gets here. So
19 we're as frustrated as everyone on that.

20 The lobby level elevator door was
21 vandalized. Apparently somebody got angry that the
22 elevator wasn't coming and kicked in the lobby door.
23 We've been with our video trying to identify who it
24 is and haven't been able to identify the person yet,
25 but we have authorized the installation of the new

1 door. That will be done before the control panel is
2 in, so we'll be ready as soon as that control panel
3 comes in to open that elevator back up. We continue
4 to encourage anyone who has any issues to contact
5 their manager. We are helping some people as much
6 as we can. If somebody needs something, if somebody
7 is having a problem getting up or down, we have
8 opened up clearly and are maintaining the walkway
9 between the buildings up on the roof. We have
10 successfully installed new lighting, that was
11 something that you asked for up there. Those roof
12 accesses are very well lit now. So we make progress
13 there, but until we get that elevator fixed we're
14 just all going to have to deal it with it, and we
15 really appreciate our residents who are dealing with
16 that day to day on the stairs.

17 We are close to the installation of
18 carbon monoxide detectors in all units, only a few
19 remaining to be installed. The gate at 5th Street
20 still just needs that that panic bar. We're getting
21 somebody out there to install that.

22 Our snow removal equipment is ready to
23 go. Let's hope we don't need it. It's going to
24 come sometime before the winter, right? Rather have
25 that ready, right?

1 CHAIRWOMAN REYES: Yes, he is here.

2 EXECUTIVE DIRECTOR RECKO: Sammy is
3 with you all? Just take a bow, Sammy. He stayed up
4 all night.

5 (Applause.)

6 EXECUTIVE DIRECTOR RECKO: He was
7 there, and we were triaging, making things happen in
8 the back at five in the morning, and he just made it
9 happen, and again, people talk about what you did,
10 and that's a great service, and we really care about
11 our residents. So, thank you, Sammy, for everyone
12 who took part in that. Good job.

13 Finance is working on the final billing
14 for HMFA. That's a pretty big project, along with
15 management. Remember that was the \$12 million grant
16 and HMFA is full of the paperwork, so we're
17 finishing out the close-out on that. They're
18 working on the voucher budgets for this coming year
19 and they continue to work on contract management.

20 I should note here that one of the
21 recommendations by the Enterprise Group, and I
22 agree, we should look at a separate contract
23 management position as we go into the next year to
24 five years as we do our redevelopment and as we take
25 on the new Harrison project, that we should probably

1 bring out a position deals specifically with
2 contract management and take that off of the finance
3 department. That would be a position that does
4 actual on-site inspections, make sure the paperwork
5 is right, making sure the Section 3 stuff is done,
6 so we are going to be looking at advertising that
7 position soon.

8 Daniel Perez, will be brief, I know for
9 his purposes. Before Daniel gives his report --

10 (Internet interruption.)

11 CHAIRWOMAN REYES: We're losing you,
12 Director. We're losing you again.

13 EXECUTIVE DIRECTOR RECKO: Excuse me.
14 Is Daniel in the room?

15 MR. PEREZ: I am.

16 CHAIRWOMAN REYES: Yes, he is.

17 EXECUTIVE DIRECTOR RECKO: Before he
18 gets up, I just want to note that we did meet with
19 Amy Goldman regarding starting a Girl Scout troop at
20 the Housing Authority, and so we're going to be
21 working on that. We need anywhere from two to five
22 adults, two to five residents that want to work with
23 us on starting a Girl Scout group at the Housing
24 Authority, and we'd love to see that happen. We've
25 got some initiative and some roles and people that

1 want to do it, so let's try to make that happen.
2 Residents, if you know folks that would be
3 interested, please contact Daniel.

4 Having said that, Daniel, all yours.

5 COMMISSIONER RUSSO: Director, one
6 second. Daniel, if you don't mind me, I just want
7 to put something on everyone's radar. Most of the
8 you probably remember that over the last year the
9 City of Hoboken has been in and out of conversations
10 with CarePoint, our hospital, and we're kind of at
11 the end of that conversation, and it looks like
12 we're entering into a settlement agreement with
13 them, and in those conversations we talked about how
14 the hospital could continue to give back to the
15 community, and the Housing Authority is one of the
16 higher number of residents that use our hospital,
17 and in those conversations higher I got a verbal
18 commitment from Dr. Mullock (phonetic), who is the
19 CEO of CarePoint in the City of Hoboken to actually
20 put an on-site clinic in the Housing Authority with
21 our repositioning.

22 COMMISSIONER LEWIT: Nice.

23 CHAIRWOMAN REYES: Nice.

24 COMMISSIONER RUSSO: So we talked about
25 some of the amenities that we want to include in

1 that repositioning the library, with potentially
2 community rooms. I think having an on-site clinic
3 for our residents would be an absolute amazing thing
4 for us. So I just wanted to put that on the radar,
5 and hopefully that will come to fruition. So we'll
6 be talking to them about that, too, Director. Thank
7 you.

8 (Applause.)

9 MR. PEREZ: Happy New Year to everyone.

10 I think that's phenomenal news. I
11 remember working with CarePoint over the years with
12 the Lunch and Learn series at the Housing Authority
13 and also there are many screening services in their
14 mobile unit. Hopefully, they'll be bringing back
15 their mobile unit and providing those services that
16 are so needed to our community. So thanks to the
17 City of Hoboken for engaging the CarePoint on that
18 end.

19 We've been working behind the scenes on
20 many activities and programs for this year. I have
21 some things just that I want to highlight real
22 quick.

23 The Hoboken Public Library, we've been
24 with them. They're an amazing partner. They're
25 trying to extend youth services to our Housing

1 Authority, so beginning this month they're starting
2 their -- every fourth Friday of the month they're
3 going to start their movie night over at the Hoboken
4 Housing Authority Community Room, 411 Harrison
5 Street and then beginning in February, March,
6 they're going to be using every Friday, they're
7 going to have Fun Fridays at the Housing Authority
8 for our youth. So, as we begin to talk to them,
9 they're going to begin to expand services and more
10 resources to our kids, which is exactly what we want
11 for our families, which is in-building community.

12 And then I just wanted to highlight
13 quickly, Amazing Truth Society continues to do
14 amazing work. As I had a meeting with Ray, he says
15 they're more than just punching and kicking, they're
16 also going to have a CPR program beginning next week
17 and everyone is welcome to participate. Of course,
18 we'll be able to provide more information with our
19 social media and also our website, and this is an
20 ongoing program for the entire year. So I just
21 wanted to highlight those things and we'll continue
22 to work behind the scenes on enhancing programs,
23 services, support, and resources to our community.

24 Thank you so much.

25 COMMISSIONER RUSSO: Thank you.

1 (Applause.)

2 EXECUTIVE DIRECTOR RECKO: Thank you.

3 And I just wanted the end my report, I will say one
4 thing I forgot to mention, we did have a Director's
5 retreat with my staff before I left town this past
6 week on my emergency and we will be bringing the
7 Board our goals and objectives for 2023 up to date,
8 they will be bringing that to you and sharing that
9 with you at the February Board meeting. And that's
10 the end of my report.

11 Thank you.

12 CHAIRWOMAN REYES: Thank you, Director.

13 I just wanted to, kind of, also follow up.

14 Erica and myself have been getting
15 numerous e-mails from community partners who are
16 interested in actually partnering with us for
17 different events, and I think Erica and I have come
18 to the same understanding that that's something that
19 really should go through Danny and the Director, and
20 Lourdes, who, you know, obviously, runs the Resident
21 Services. So we kind of -- from now on what we're
22 going to do, instead of doing the back and forth
23 with e-mails, when they do reach out to us, we're
24 just going to direct them to you guys directly, and
25 let them speak with you guys and let you guys handle

1 it, because I think it's just getting more and more
2 every month.

3 COMMISSIONER SEITZMAN: And the
4 services, Madame Chair --

5 EXECUTIVE DIRECTOR RECKO: Thank you so
6 much. And we do have our system to do that, and one
7 of the significant things we can tell people is
8 certainly to reach out to us. Always feel free to
9 give them my cell phone number, if they need any
10 information and/or Danny's number, and also, you
11 know, we've got this RFP coming out and we would
12 like them to participate in that, even if they don't
13 want money from us. That's going to be our main
14 planning tool for 2023. And we can use that process
15 to bring our community together.

16 So, thank you, Chairperson.

17 CHAIRWOMAN REYES: Thank you.

18 Director, I have a few questions
19 regarding residents.

20 When you mentioned about the plaques
21 for Kiela's Way, I actually was asked about the
22 plaque for Ms. Braxton, and I know that we said when
23 we did the ceremony that there would be a plaque
24 placed there. So I had a few family members asking
25 when, if we have any idea. I kind of told them that

1 it was in back order, we haven't received it, but
2 that I would confirm with you guys.

3 EXECUTIVE DIRECTOR RECKO: Yeah, yeah.
4 I haven't heard of that recently.

5 Does Lourdes know where that is?

6 MS. PRIESTLEY: I think what we're
7 trying to do -- what we're trying to do right now is
8 trying to, with Sammy, we want to get a pillar, a
9 stand, and then we want to put the plaque on the
10 pillar, but I'm also waiting for the family member
11 to give me a physical photo. They keep sending a
12 text photo, and Stan can't use a text photo. He
13 needs a physical hard copy photo. So that's where I
14 am, waiting for photos. If not, we'll just do a
15 plaque without a photo. That's what we're waiting
16 for.

17 CHAIRWOMAN REYES: Okay. I will reach
18 out to the daughter.

19 MS. PRIESTLEY: Okay. Great. Thank
20 you.

21 CHAIRWOMAN REYES: Okay. So that was
22 one question.

23 My next question is about the Drug
24 Abuse and Criminal Activity policy. I know that as
25 of January 1st now that is -- has come into play. I

1 know HUD that to approve it as well.

2 Do you have any idea when that will be
3 sent out to the residents?

4 MR. MERCHAND: Next week.

5 EXECUTIVE DIRECTOR RECKO: Yes. We
6 expect that to be sent out next week, and we will
7 also be reviewing that at all of the meet and greets
8 that I'm doing at each location over the next month.

9 So there will be two things: One,
10 we'll be sending it out. Of course, we'll put it on
11 the website, but we'll also be reviewing it at every
12 meet and greet over the next month.

13 CHAIRWOMAN REYES: And my last question
14 is regarding the security for the seniors. I know
15 that we hadn't much about that. I know we started a
16 new company and, you know, are we receiving any
17 feedback and what type of feedback are we receiving?

18 EXECUTIVE DIRECTOR RECKO: Yeah. Thank
19 you.

20 We have had some great experience with
21 them and some not-so-great experience with them on
22 the -- with the new company. We have scheduled,
23 I've instructed staff as before I left town last
24 week, to set up a meeting with the head of that
25 company for next week when I'm back, and we're going

1 to sit down and review all of their performance to
2 date. One step, I think, Frank has done with the
3 managers is we're getting daily reports now from
4 management on the time the person gets there and the
5 time they're leaving. They're examining the cameras
6 daily for the security guard services. So we're
7 doing a spreadsheet day by day on what their
8 information is and we're going to be sharing that
9 with the head of their company to see where we might
10 need improvement and where we go from there.

11 Frank, anything else to say.

12 MR. MERCHAND: Yes. In preparing for
13 that, we actually met with them yesterday, Emil and
14 I met with the company and we told them everything.
15 Unfortunately, we're finding the same issues that we
16 had with the other company. So, we are at the
17 point, and we told them that we want to have this
18 meeting with the Director, and we wanted to give
19 them one full week. I said this is, again, here we
20 are. You have this whole week. You need to show me
21 something or else we're in the same exact boat as we
22 were with the other company. Unreliable as far as
23 coming in. I mean, I know that we have them here
24 and, you know, it should not be our job when we hire
25 somebody to do the pavement. We can check it at the

1 end, but we shouldn't have to be involved in it day
2 to day. And it seems like these security companies,
3 they're like: Okay, we shouldn't have to check who
4 came in to what site at what time and when they
5 left. And unfortunately if we don't, we're not
6 getting what we need. They did have -- we were very
7 strong with them yesterday and they, as we expected,
8 gave us what they should have said, which is we're
9 going to try the hard --

10 CHAIRWOMAN REYES: Sammy, would close
11 that door? I'm sorry. You're talking.

12 MR. MERCHAND: My main concern is we're
13 spending a lot of money on something that, number
14 one, we weren't prepared to start spending on, but
15 it was something that was so needed, right? So we
16 finally got a way to do it and then we want the
17 service that comes with it. So we are frustrated
18 still, but we are going to give them a very good
19 opportunity this week so that by the time you come
20 here and we have the meeting with you, we will have
21 all the metrics; we will have told them: This what
22 you've been doing wrong, and this is what we will be
23 able to show you within that one week they made
24 significant improvements, and I hope that they do
25 it. They seem willing to do it, so my hope is that

1 we will see something there. If not, then we have
2 to take the next step when we meet them.

3 MR. KOTHERITHARA: The meeting that
4 Frank and I had was that they had basically one week
5 to show us what they can produce, and we have a
6 follow-up meeting on the 23rd.

7 COMMISSIONER IMPASTATO: Could we have
8 a security subcommittee meeting scheduled as soon as
9 possible. I thought last time we talked about this
10 that we were going to get some communication if the
11 things -- if the company wasn't working so great.
12 Clearly, that hasn't happened. So is there any way
13 we could have a subcommittee meeting to go over
14 these things to kind of understand what the problems
15 are and what we expect?

16 MR. MERCHAND: Absolutely.

17 COMMISSIONER RUSSO: Yeah.

18 EXECUTIVE DIRECTOR RECKO: Of course.

19 CHAIRWOMAN REYES: Hello. Okay. All
20 right.

21 So and, Director, one more thing. I'm
22 so sorry. I had complaints about 311 Harrison,
23 hanging out, they're not hanging out in the main
24 lobby, they're hanging out fifth, sixth floor. I
25 think maintenance could probably tell you more about

1 the garbage that you find on those floors, and
2 what's happening. I know the resident showed me
3 videos of how they leave the hallway. So my
4 question then leads: Is anybody doing sweeps? Is
5 the officers here? Are you guys doing sweeps?

6 VOICE: We absolutely are. We
7 absolutely are.

8 CHAIRWOMAN REYES: Okay.

9 COMMISSIONER RUSSO: Awesome.

10 CHAIRWOMAN REYES: Thank you. That was
11 it.

12 MR. MERCHAND: If I could make a note
13 on that.

14 EXECUTIVE DIRECTOR RECKO: I also
15 think--

16 MR. MERCHAND: If I could make a note
17 on that, I was speaking to a resident today and they
18 said: What's going on? We see the police going
19 through our hallways on my Ring camera. I said it's
20 nothing that's happening, it's because we don't want
21 something to happen. So thank you. They do see you
22 on the Ring cameras.

23 VOICE: They are. Our arrest numbers
24 are up also in the buildings where our uniformed
25 officers are walking around. It's happening. The

1 proof's in the pudding, we have it, so it is.

2 CHAIRWOMAN REYES: Thank you.

3 COMMISSIONER RUSSO: Awesome.

4 CHAIRWOMAN REYES: Thank you, Director.

5 EXECUTIVE DIRECTOR RECKO: And I can't
6 wait for this. There's some other good news on this
7 grant. We have going to have cameras on every
8 floor.

9 COMMISSIONER RUSSO: It's going to be a
10 game changer.

11 EXECUTIVE DIRECTOR RECKO: I can't
12 wait.

13 CHAIRWOMAN REYES: Thanks you, guys.

14 Okay. So I guess we can move now on to
15 the resolutions.

16 EXECUTIVE DIRECTOR RECKO: Yes.

17

18

19

20

21

22

23

24

25

1 RESOLUTION NO. 2023-01.01

2 CHAIRWOMAN REYES: Resolution No.

3 2023-01.01.

4 Resolution of the Housing Authority of
5 the City of Hoboken to amend the meeting minutes for
6 November 10th regular Board meeting.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRWOMAN REYES: Director, roll call.

10 EXECUTIVE DIRECTOR RECKO: A. Forbes?

11 COMMISSIONER FORBES: Yes.

12 EXECUTIVE DIRECTOR RECKO: A.

13 Impastato?

14 COMMISSIONER IMPASTATO: Yes.

15 EXECUTIVE DIRECTOR RECKO: A. Lewit?

16 COMMISSIONER LEWIT: Yes.

17 EXECUTIVE DIRECTOR RECKO: B. Reyes?

18 CHAIRWOMAN REYES: Yes.

19 EXECUTIVE DIRECTOR RECKO: M. Russo?

20 COMMISSIONER RUSSO: Aye.

21 EXECUTIVE DIRECTOR RECKO: J. Sanford?

22 COMMISSIONER SANFORD: No.

23 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

24 COMMISSIONER SEITZMAN: Yes.

25 *****

1 RESOLUTION NO. 2023-01.02
2 CHAIRWOMAN REYES: Resolution No.
3 2023-01.02.
4 Resolution of the Housing Authority of
5 the City of Hoboken to approve the meeting minutes
6 for December 8th, 2022, regular Board meeting.
7 COMMISSIONER SEITZMAN: Motion.
8 COMMISSIONER RUSSO: Second.
9 CHAIRWOMAN REYES: Director, roll call.
10 EXECUTIVE DIRECTOR RECKO: A. Forbes?
11 COMMISSIONER FORBES: Yes.
12 EXECUTIVE DIRECTOR RECKO: A.
13 Impastato?
14 COMMISSIONER IMPASTATO: Yes.
15 EXECUTIVE DIRECTOR RECKO: A. Lewit?
16 COMMISSIONER LEWIT: Yes.
17 EXECUTIVE DIRECTOR RECKO: B. Reyes?
18 CHAIRWOMAN REYES: Yes.
19 EXECUTIVE DIRECTOR RECKO: M. Russo?
20 COMMISSIONER RUSSO: Aye.
21 EXECUTIVE DIRECTOR RECKO: J. Sanford?
22 COMMISSIONER SANFORD: No.
23 EXECUTIVE DIRECTOR RECKO: E. Seitzman?
24 COMMISSIONER SEITZMAN: Yes.
25 *****

1 RESOLUTION 2023-01.03

2 CHAIRWOMAN REYES: Resolution No.

3 2023-01.03.

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

7 COMMISSIONER SEITZMAN: Motion.

8 COMMISSIONER RUSSO: Second.

9 CHAIRWOMAN REYES: Questions?

10 Concerns?

11 COMMISSIONER IMPASTATO: Yeah, just one
12 question. I saw on there an expense of -- for a
13 Ford, 2008 Ford Ranger truck repairs 3,826. I know
14 this is, like, an ongoing thing since I joined the
15 Board now, what was three, three years, two years,
16 but have we come up with like a solution to these
17 very expensive old fleet that we have to not keep
18 spending all this money on repairs and I know I
19 thought Councilman Russo had something that the City
20 does and I'm not sure we looked into that.

21 EXECUTIVE DIRECTOR RECKO: We did look
22 into that.

23 COMMISSIONER RUSSO: We explored that.

24 EXECUTIVE DIRECTOR RECKO: We did look
25 into that and it doesn't make sense for us to lease.

1 There are a couple of reasons for that. One is
2 leasing comes out of our operating budget directly,
3 where a purchase of a vehicle can come out of our
4 capital fund funding. So leasing really is awash
5 for us. It's more a negative than awash on our
6 level of things. So we look through it carefully
7 and leasing doesn't work for us, and so we believe
8 that the best approach is for us to periodically
9 replace our vehicles and keep up with a newer
10 vehicle fleet so we're not having these repairs.
11 But if you remember, you know, we've come to you
12 with a couple of them and they've been denied, but
13 we've had some conversations lately where we're
14 getting to the point that a couple of these older
15 vehicles need to be replaced and we're starting to
16 look at prices, we look back at the state contract
17 prices recently and they've increased dramatically
18 over the past couple of years, particularly over the
19 last year. So I think we're kind of retooling what
20 we're looking at and how we might buy some vehicles.
21 So that's where we are on that. Leasing doesn't
22 work for us, so we've got to keep our the fleet that
23 we have running.

24 MR. KOTHERITHARA: And to Mr. Recko's
25 point, the prices have astronomically increased.

1 Like --

2 (Simultaneous crosstalk.)

3 CHAIRWOMAN REYES: I'm sorry. Andrew,
4 I couldn't hear you.

5 COMMISSIONER IMPASTATO: I can't hear
6 him. Is it just me?

7 CHAIRWOMAN REYES: It's you. It's you,
8 Andrew. We were hearing him.

9 EXECUTIVE DIRECTOR RECKO: I can hear
10 Emil.

11 COMMISSIONER IMPASTATO: Okay.

12 EXECUTIVE DIRECTOR RECKO: Emil, you
13 want to start over?

14 COMMISSIONER IMPASTATO: Sorry.

15 MR. KOTHERITHARA: Yeah. So we bought,
16 for example, like a small ford Transit van a couple
17 of years ago for \$27,000 and now the quotes I'm
18 getting is close to \$40,000. This is a similar
19 vehicle. It's slightly smaller, yeah, and it's old
20 and it's dated, but it serves the same needs.

21 EXECUTIVE DIRECTOR RECKO: So we're
22 talking to maintenance about what type of vehicle
23 might be sufficient for their needs and retooling
24 and see what the prices are out there and that's
25 where we are right now.

1 CHAIRWOMAN REYES: Thank you, Director.

2 COMMISSIONER IMPASTATO: Does it make
3 sense to -- some of that money, the money that we
4 had for the 3.5 million, is there a way we can get a
5 vehicle into that that services that property so
6 that I know the money had to be spent on that
7 property.

8 Is there a way we can, kind of, get a
9 vehicle that is dedicated just for that property?

10 EXECUTIVE DIRECTOR RECKO: I don't
11 think that's appropriate because it's focused just a
12 Harrison, but I think our goal would be to see if
13 this money from Harrison would reduce our cap --
14 other capital fund expenditure that we wouldn't now
15 have to spend on Harrison and that may work, so
16 we'll take a look at that, Commissioner, if you
17 follow me.

18 COMMISSIONER IMPASTATO: Thank you.

19 CHAIRWOMAN REYES: Okay. Anymore
20 questions? Concerns?

21 COMMISSIONER RUSSO: Director, who does
22 our repairs now on our vehicles?

23 EXECUTIVE DIRECTOR RECKO: Emil?

24 MR. KOTHERITHARA: So we go to the
25 United Ford on our four vehicles and otherwise we go

1 to Jacks in Jersey City.

2 COMMISSIONER RUSSO: Okay. Just
3 thinking about it, maybe we might want to have a
4 conversation with Director Gonzales and maybe doing,
5 like, an interlocal agreement where they can
6 maintenance our vehicles, the City of Hoboken may be
7 able to do the maintenance on our vehicles.

8 COMMISSIONER LEWIT: That would be
9 awesome.

10 CHAIRWOMAN REYES: That would be great.

11 EXECUTIVE DIRECTOR RECKO: I'm all for
12 it.

13 COMMISSIONER RUSSO: Why don't we have
14 that conversation.

15 COMMISSIONER IMPASTATO: Yes. That's
16 why we have these conversations. Thank you.

17 COMMISSIONER RUSSO: Sounds good to me.

18 COMMISSIONER IMPASTATO: Beautiful.

19 EXECUTIVE DIRECTOR RECKO: Good.

20 CHAIRWOMAN REYES: Director, roll call.

21 EXECUTIVE DIRECTOR RECKO: I'm sorry.

22 A. Forbes?

23 COMMISSIONER FORBES: Yes.

24 EXECUTIVE DIRECTOR RECKO: A.

25 Impastato?

1 COMMISSIONER IMPASTATO: Yes.
2 EXECUTIVE DIRECTOR RECKO: A. Lewit?
3 COMMISSIONER LEWIT: Yes.
4 EXECUTIVE DIRECTOR RECKO: B. Reyes?
5 CHAIRWOMAN REYES: Yes.
6 EXECUTIVE DIRECTOR RECKO: M. Russo?
7 COMMISSIONER RUSSO: Aye.
8 EXECUTIVE DIRECTOR RECKO: J. Sanford?
9 COMMISSIONER SANFORD: No.
10 EXECUTIVE DIRECTOR RECKO: E. Seitzman?
11 COMMISSIONER SEITZMAN: Yes.

12 *****
13
14
15
16
17
18
19
20
21
22
23
24
25

1 RESOLUTION NO. 2023-01.04

2 CHAIRWOMAN REYES: Resolution No.

3 2023-01.04.

4 A resolution of the Housing Authority
5 of the City of Hoboken to ratify the December 24th,
6 2022, award of an emergency contract for roof
7 repairs at 311 13th Street.

8 COMMISSIONER SEITZMAN: Motion.

9 COMMISSIONER RUSSO: Second.

10 CHAIRWOMAN REYES: Questions?

11 Concerns?

12 Director, call the roll.

13 EXECUTIVE DIRECTOR RECKO: A. Forbes?

14 COMMISSIONER FORBES: Yes.

15 EXECUTIVE DIRECTOR RECKO: A.

16 Impastato?

17 COMMISSIONER IMPASTATO: Yes.

18 EXECUTIVE DIRECTOR RECKO: A. Lewit?

19 COMMISSIONER LEWIT: Yes.

20 EXECUTIVE DIRECTOR RECKO: B. Reyes?

21 CHAIRWOMAN REYES: Yes.

22 EXECUTIVE DIRECTOR RECKO: M. Russo?

23 COMMISSIONER RUSSO: Aye.

24 EXECUTIVE DIRECTOR RECKO: J. Sanford?

25 COMMISSIONER SANFORD: No.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

EXECUTIVE DIRECTOR RECKO: E. Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION NO. 2023-01.05
2 CHAIRWOMAN REYES: Resolution No.
3 2023-01.05.
4 A Resolution of the Housing Authority
5 of the City of Hoboken to award a contract for
6 Andrew Jackson Gardens boiler replacement.
7 COMMISSIONER RUSSO: Motion.
8 COMMISSIONER SEITZMAN: Second.
9 CHAIRWOMAN REYES: Questions?
10 Concerns?
11 Director, call the vote.
12 EXECUTIVE DIRECTOR RECKO: A. Forbes?
13 COMMISSIONER FORBES: Yes.
14 EXECUTIVE DIRECTOR RECKO: A.
15 Impastato?
16 COMMISSIONER IMPASTATO: Yes.
17 EXECUTIVE DIRECTOR RECKO: A. Lewit?
18 COMMISSIONER LEWIT: Yes.
19 EXECUTIVE DIRECTOR RECKO: B. Reyes?
20 CHAIRWOMAN REYES: Yes.
21 EXECUTIVE DIRECTOR RECKO: M. Russo?
22 COMMISSIONER RUSSO: Aye.
23 EXECUTIVE DIRECTOR RECKO: J. Sanford?
24 COMMISSIONER SANFORD: No.
25 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

COMMISSIONER SEITZMAN: Yes.

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25

1 RESOLUTION NO. 2023-01.06

2 CHAIRWOMAN REYES: Resolution No.

3 2023-01.06.

4 A Resolution of the Housing Authority
5 of the City of Hoboken to authorize the Executive
6 Director to execute and an amendment to the HUD
7 Annual Contributions Contract to receive additional
8 capital fund program assistance.

9 COMMISSIONER SEITZMAN: Motion.

10 COMMISSIONER RUSSO: Second.

11 CHAIRWOMAN REYES: Questions?

12 Concerns?

13 Director, call the roll.

14 EXECUTIVE DIRECTOR RECKO: A. Forbes?

15 COMMISSIONER FORBES: Yes.

16 EXECUTIVE DIRECTOR RECKO: A.

17 Impastato?

18 COMMISSIONER IMPASTATO: Yes.

19 EXECUTIVE DIRECTOR RECKO: A. Lewit?

20 COMMISSIONER LEWIT: Yes.

21 EXECUTIVE DIRECTOR RECKO: B. Reyes?

22 CHAIRWOMAN REYES: Yes.

23 EXECUTIVE DIRECTOR RECKO: M. Russo?

24 COMMISSIONER RUSSO: Aye.

25 EXECUTIVE DIRECTOR RECKO: J. Sanford?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: E. Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION NO. 2023-01.07

2 CHAIRWOMAN REYES: Resolution No.

3 2023-01.07.

4 A Resolution of the Housing Authority
5 of the city of Hoboken to enter into closed session
6 to discuss pending or anticipated litigation.

7 COMMISSIONER SEITZMAN: Motion.

8 ATTORNEY M. FITZPATRICK: Madame Chair,
9 if I could?

10 CHAIRWOMAN REYES: Sure.

11 ATTORNEY M. FITZPATRICK: It may be
12 that you want to hold this on the agenda until after
13 new business or anything else.

14 If you want to make it the last item,
15 you can.

16 Director, do you anticipate that there
17 would be any action taken as a result of this closed
18 session?

19 EXECUTIVE DIRECTOR RECKO: We
20 anticipate no action as a result of the closed
21 session.

22 ATTORNEY M. FITZPATRICK: Thank you,
23 Director.

24 It may be Madame Chair, that you want
25 to take care of the rest of the business, because if

1 you do enter into closed session, the public would
2 have to be excused fro the room. If there's no
3 action to be taken, you would be able to tell the
4 members of the public that the only thing the Board
5 will do when it comes out of closed session will be
6 to adjourn the meeting, that way members of the
7 public could make their own decision about whether
8 or not they hang around.

9 CHAIRWOMAN REYES: So that --

10 COMMISSIONER RUSSO: Is there any new
11 business?

12 CHAIRWOMAN REYES: Is there any new
13 business?

14 COMMISSIONER RUSSO: No.

15 CHAIRWOMAN REYES: No? Okay, so --

16 ATTORNEY M. FITZPATRICK: I apologize.

17 CHAIRWOMAN REYES: So --

18 COMMISSIONER IMPASTATO: Is it the last
19 resolution?

20 CHAIRWOMAN REYES: Yes, it is. It's
21 the last resolution, and I just asked if there's any
22 new business prior to going into closed session.

23 COMMISSIONER IMPASTATO: Oh, got you.

24 CHAIRWOMAN REYES: So it doesn't seem
25 like there's any new business, correct?

1 COMMISSIONER RUSSO: No.

2 CHAIRWOMAN REYES: Okay. So is there a
3 motion and a second?

4 COMMISSIONER RUSSO: I'll second it.

5 CHAIRWOMAN REYES: So, Erica.

6 COMMISSIONER RUSSO: To go into closed
7 session.

8 COMMISSIONER IMPASTATO: Can we -- can
9 you tell us what the reason is or what we're -- what
10 the subject matter is so we know whether or not we
11 want to vote on it going in?

12 COMMISSIONER FORBES: We're going to go
13 into that now. I don't think we're going to vote on
14 it tonight.

15 CHAIRWOMAN REYES: There will be no
16 action taken tonight. It's just if something --

17 ATTORNEY M. FITZPATRICK: Sorry.

18 CHAIRWOMAN REYES: Yeah, sure. I'm
19 going to let the lawyer actually respond to that,
20 Andrew.

21 ATTORNEY M. FITZPATRICK: And I
22 apologize for interrupting, Madame Chair.

23 CHAIRWOMAN REYES: No, no, no.

24 ATTORNEY M. FITZPATRICK: The purpose,
25 Commissioner Impastato, is to discuss pending or

1 anticipated litigation.

2 COMMISSIONER RUSSO: Andrew, I think
3 what he's saying is it's sensitive enough that he
4 really can't get into anymore detail, but you'll
5 learn about it in the closed session.

6 ATTORNEY M. FITZPATRICK: Correct. I
7 believe the Executive Director wants to brief the
8 Board on a matter.

9 COMMISSIONER IMPASTATO: All right.

10 CHAIRWOMAN REYES: Okay. So can we
11 have a vote?

12 Can you call the vote, Director?

13 EXECUTIVE DIRECTOR RECKO: A. Forbes?

14 COMMISSIONER FORBES: Yes.

15 EXECUTIVE DIRECTOR RECKO: A.

16 Impastato?

17 COURT STENOGRAPHER: He's frozen.

18 COMMISSIONER SEITZMAN: He's frozen.

19 COMMISSIONER IMPASTATO: What was that?

20 COURT STENOGRAPHER: Oh, there you go.

21 COMMISSIONER SEITZMAN: We can't hear
22 you.

23 COMMISSIONER IMPASTATO: Yes.

24 CHAIRWOMAN REYES: He said yes.

25 EXECUTIVE DIRECTOR RECKO: Yes.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

A. Lewit?

COMMISSIONER LEWIT: Yes.

EXECUTIVE DIRECTOR RECKO: B. Reyes?

CHAIRWOMAN REYES: Yes.

EXECUTIVE DIRECTOR RECKO: M. Russo?

COMMISSIONER RUSSO: Aye.

EXECUTIVE DIRECTOR RECKO: J. Sanford?

COMMISSIONER SANFORD: Yes.

EXECUTIVE DIRECTOR RECKO: E. Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 CHAIRWOMAN REYES: So we are going into
2 closed session. Again for the public, for the
3 public once we come back from closed session, we
4 will be adjourning. There will be no actions taken
5 when we return.

6 Is that correct?

7 ATTORNEY M. FITZPATRICK: Yes.

8 (CLOSED SESSION HELD AT THIS TIME.)

9 COMMISSIONER RUSSO: Sorry, Director,
10 just quicker.

11 ATTORNEY M. FITZPATRICK: So that was a
12 motion.

13 EXECUTIVE DIRECTOR RECKO: Thank you
14 and thank you for bearing with me I appreciate you
15 all in my personal emergency, I really do appreciate
16 this. I've gotten great support. So thank you,
17 all, and Frank, you look great in that seat, but
18 don't get used to it. We'll get you out of it next
19 month.

20 MR. MERCHAND: Sounds good.

21 ATTORNEY M. FITZPATRICK: We're out of
22 closed session, Madame Chair.

23 CHAIRWOMAN REYES: I'm sorry.

24 ATTORNEY M. FITZPATRICK: We're out of
25 closed session. Motion to adjourn.

1 CHAIRWOMAN REYES: Motion to adjourn?

2 COMMISSIONER SEITZMAN: Second.

3 CHAIRWOMAN REYES: Actually, you know
4 what? That's a good point by Commissioner Lewit. I
5 don't think there is anybody out there, but let's
6 just double check before we close.

7 All clear.

8 COMMISSIONER IMPASTATO: Motion.

9 COMMISSIONER RUSSO: Second.

10 All in favor?

11 (Unanimous affirmative voice vote taken at
12 this time.)

13 ATTORNEY M. FITZPATRICK: All right.

14 (Concluded at 8:50 p.m.)

15

16

17

18

19

20

21

22

23

24

25

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

19 *****
20
21
22
23
24
25