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REGULAR MEETING OF THE :

BOARD OF COMMISSIONERS OF THE : July 16, 2020

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HOBOKEN HOUSING AUTHORITY OF THE : 7:10 pm

CITY OF HOBOKEN :

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MEETING CONDUCTED BY WAY OF ZOOM

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B E F O R E:

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Marc A. Recko, Executive Director

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Chairman David Mello

Vice Chair Erica Seitzman

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Commissioner Hovie Forman

Commissioner Andrew Impastato

11

Commissioner Aaron Lewit

Commissioner Lavon Smith

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Commissioner Lissette Vega

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A P P E A R A N C E S:

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FITZPATRICK &amp; WATERMAN, ESQS.

BY: HAROLD FITZPATRICK, ESQ.

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MATTHEW FITZPATRICK, ESQ.

Attorneys for the Board.

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

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Emil Kotherithara, CFO

18

Lourdes Priestley, Director of Administration

Libia De-La-Cruz

19

Richard Fox, Consultant

Daniel Perez, Resident Services Director

20

William Katchen, CPA

21

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PHYLLIS T. LEWIS

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CERTIFIED COURT REPORTER

CERTIFIED REALTIME COURT REPORTER

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(732) 735-4522

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<p style="text-align: center;">2</p> <p>1 CHAIRMAN MELLO: If we could have a</p> <p>2 roll call, please.</p> <p>3 EXECUTIVE RECKO: H. Forman?</p> <p>4 A. Impastato?</p> <p>5 COMMISSIONER IMPASTATO: Here.</p> <p>6 A. Lewit?</p> <p>7 D. Mello?</p> <p>8 CHAIRMAN MELLO: Present.</p> <p>9 EXECUTIVE RECKO: E. Seitzman?</p> <p>10 VICE CHAIR SEITZMAN: Present.</p> <p>11 EXECUTIVE DIRECTOR RECKO: L. Smith?</p> <p>12 COMMISSIONER SMITH: Here.</p> <p>13 EXECUTIVE DIRECTOR RECKO: L. Vega?</p> <p>14 COMMISSIONER VEGA: Here.</p> <p>15 CHAIRMAN MELLO: All right. I would</p> <p>16 like to advise those present that notice of this</p> <p>17 Regular --</p> <p>18 MR. MATTHEW FITZPATRICK: If I could</p> <p>19 interrupt just for a second, Mr. Chair. I</p> <p>20 apologize, the Pledge of Allegiance.</p> <p>21 CHAIRMAN MELLO: Okay.</p> <p>22 MR. MATTHEW FITZPATRICK: Sorry.</p> <p>23 CHAIRMAN MELLO: Let's go to the Pledge</p> <p>24 next.</p> <p>25 Let's stand, everybody.</p>	<p style="text-align: center;">4</p> <p>1 In addition, I direct the minutes of</p> <p>2 this meeting to state the following: As a result of</p> <p>3 the restrictions established by Executive Order 107</p> <p>4 issued by the Governor of New Jersey with respect to</p> <p>5 the need to limit public gatherings to mitigate the</p> <p>6 spread of COVID-19, the meeting will be conducted</p> <p>7 exclusively through the use of communications</p> <p>8 equipment. This procedure is in accordance with</p> <p>9 NJSA 10:4-9.3, which states that a public body shall</p> <p>10 not be deemed to have violated any provisions of the</p> <p>11 Open Public Meetings Act when conducting a meeting</p> <p>12 by means of communication or other electronic</p> <p>13 equipment.</p> <p>14 In addition, this procedure complies</p> <p>15 with Article III, Section 7 of the Authority bylaws</p> <p>16 which allows for participation in Authority meetings</p> <p>17 by members of the Board of Commissioners by means of</p> <p>18 telephone conference or other similar communications</p> <p>19 equipment.</p> <p>20 Now, I would like to make a motion to</p> <p>21 move a presentation by our accountants to prior to</p> <p>22 the public comment period. Do I have a second for</p> <p>23 that motion?</p> <p>24 VICE CHAIR SEITZMAN: Second.</p> <p>25 CHAIRMAN MELLO: All right. Can we</p>
<p style="text-align: center;">3</p> <p>1 (Pledge of Allegiance recited)</p> <p>2 CHAIRMAN MELLO: Thank you for that</p> <p>3 correction, Counsel.</p> <p>4 MR. MATTHEW FITZPATRICK: You're</p> <p>5 welcome.</p> <p>6 CHAIRMAN MELLO: All right. I would</p> <p>7 like to advise those present that notice of this</p> <p>8 Regular Meeting of the Housing Authority of the City</p> <p>9 of Hoboken has been provided to the public in</p> <p>10 accordance with the provisions of the Open Public</p> <p>11 Meetings Act.</p> <p>12 Notice of this Regular Monthly July's</p> <p>13 Board Meeting has been scheduled for Thursday, July</p> <p>14 16th, 2020, was sent to The Jersey Journal and The</p> <p>15 Star-Ledger on Tuesday, July 7th, 2020, as</p> <p>16 notification to the general public of said meeting</p> <p>17 and sent to the City Clerk of Hoboken on Tuesday,</p> <p>18 July 7th, 2020, with a copy of the agenda to be</p> <p>19 posted on the bulletin boards in City Hall, the</p> <p>20 Hoboken Public Library, and the Hoboken Police</p> <p>21 Department.</p> <p>22 I direct the minutes of this meeting to</p> <p>23 state that I have announced that adequate notice of</p> <p>24 this meeting has been given as required by the Open</p> <p>25 Public Meetings Act.</p>	<p style="text-align: center;">5</p> <p>1 take a vote, please, Executive Director?</p> <p>2 EXECUTIVE RECKO: Yes.</p> <p>3 H. Forman?</p> <p>4 A. Impastato?</p> <p>5 COMMISSIONER IMPASTATO: Yes.</p> <p>6 EXECUTIVE DIRECTOR RECKO: A. Lewit?</p> <p>7 D. Mello?</p> <p>8 CHAIRMAN MELLO: Yes.</p> <p>9 EXECUTIVE DIRECTOR RECKO: E. Seitzman?</p> <p>10 VICE CHAIR SEITZMAN: Yes.</p> <p>11 EXECUTIVE DIRECTOR RECKO: L. Smith?</p> <p>12 COMMISSIONER SMITH: Yes.</p> <p>13 EXECUTIVE DIRECTOR RECKO: L. Vega?</p> <p>14 COMMISSIONER VEGA: Yes.</p> <p>15 CHAIRMAN MELLO: All right. Thank you,</p> <p>16 guys.</p> <p>17 Our accountant has a conflict, so we</p> <p>18 needed to move his presentation to the beginning,</p> <p>19 although we will be voting on this stuff for the</p> <p>20 budget process at the appropriate time of the</p> <p>21 agenda.</p> <p>22 MR. FITZPATRICK: With your permission,</p> <p>23 Mr. Chair, after Mr. Katchen gives his presentation,</p> <p>24 I can read the announcement we have been giving</p> <p>25 regarding public comment and reordering that as</p>

<p style="text-align: center;">6</p> <p>1 well.</p> <p>2 CHAIRMAN MELLO: That is fine.</p> <p>3 Do you feel that you need to do that</p> <p>4 before he presents or --</p> <p>5 MR. MATTHEW FITZPATRICK: No, I can</p> <p>6 wait.</p> <p>7 CHAIRMAN MELLO: Okay. Yeah, no</p> <p>8 problem.</p> <p>9 MR. KATCHEN: Thank you, everybody.</p> <p>10 Thank you for moving that up.</p> <p>11 I apologize for the conflict.</p> <p>12 Good evening. I hope everyone is safe.</p> <p>13 Last night -- last night, we had a</p> <p>14 finance committee meeting, as well as prior to that,</p> <p>15 Marc and Emil and myself addressed the completion of</p> <p>16 your budget for the fiscal year beginning October</p> <p>17 1st, 2020 through September 30, 2021.</p> <p>18 That budget, for highlight purposes,</p> <p>19 assumed a HUD operating subsidy at a rate of 95</p> <p>20 percent, which is what they told us we anticipate</p> <p>21 funding. The utilities had an expense at the level</p> <p>22 at close with the operating subsidy counsel entered.</p> <p>23 Tenant rental income at your current</p> <p>24 rate utilizing a 5 percent vacancy factor.</p> <p>25 Health benefits, which are a</p>	<p style="text-align: center;">8</p> <p>1 determined and approved by the agency.</p> <p>2 Insurance numbers have increased over</p> <p>3 the last few years, and we also last year for the</p> <p>4 current year, I should say, I apologize, we</p> <p>5 increased maintenance costs and increased them again</p> <p>6 this year to the tune of about a</p> <p>7 hundred-and-some-thousand dollars.</p> <p>8 We are comfortable with the budget, and</p> <p>9 as I always say, you get two bites of the apple.</p> <p>10 The budget is due at the State by August 1st. The</p> <p>11 first bite, if the Board so desires to approve it</p> <p>12 tonight, would authorize Marc to send the introduced</p> <p>13 budget down to the State of New Jersey for their</p> <p>14 review, comments, and the budget would come back to</p> <p>15 you in September for potential adoption.</p> <p>16 Thank you.</p> <p>17 Questions, comments?</p> <p>18 EXECUTIVE RECKO: Thank you, Bill.</p> <p>19 We went over this in detail yesterday</p> <p>20 with the procurement committee, and I understand</p> <p>21 there is an awful lot of lines, an awful of</p> <p>22 information in here, but kind of some of the basic</p> <p>23 take-aways I think.</p> <p>24 Or what Bill just said, that this is</p> <p>25 the first shot at it, the first bite. Once it goes</p>
<p style="text-align: center;">7</p> <p>1 substantial cost to the Authority, including the</p> <p>2 annual employer's pension cost. At the current cost</p> <p>3 increased by a 5 percent assumption effective</p> <p>4 January 1st, 2021.</p> <p>5 Capital fund funding to the operating</p> <p>6 program for the Public Housing Program at the same</p> <p>7 level that we have achieved this year and an</p> <p>8 increase in the Housing Choice Voucher funding for</p> <p>9 rents for the landlords in the amount of \$200,000,</p> <p>10 as Marc and Emil anticipate hopefully putting more</p> <p>11 people on the program in the next 12 months.</p> <p>12 The results are that this budget</p> <p>13 anticipates in the public housing with the COCC,</p> <p>14 Central Office Cost Center, a projected surplus of</p> <p>15 just under \$60,000. Not very high, but it is a</p> <p>16 projected surplus compared to last year's amount,</p> <p>17 which was a projected deficit of \$105,000.</p> <p>18 The Housing Choice Voucher Program</p> <p>19 anticipates a surplus of \$100,679 for a total</p> <p>20 projected surplus subsidy program of \$71,187.</p> <p>21 Additionally, the capital budget</p> <p>22 anticipates a cost or an outlay, I should say, of</p> <p>23 \$10,825,000, 825 in the capital fund program and 10</p> <p>24 million through the loan and grants of the NJHMFA in</p> <p>25 order to accomplish the work that has been</p>	<p style="text-align: center;">9</p> <p>1 into DCA, they get a chance to review it and make</p> <p>2 any comments, and then it does come back to this</p> <p>3 Board in September for a final approval, so you do</p> <p>4 have some time to digest this beyond today.</p> <p>5 The function of today here in New</p> <p>6 Jersey is to get it approved, so we can send it into</p> <p>7 DCA as we work it out, and the effect of it is that</p> <p>8 it gives us a good draft now in July. It gives us a</p> <p>9 couple of months to refine it and make any changes</p> <p>10 that we want to make coming into September.</p> <p>11 This budget is very consistent with</p> <p>12 last year's with a few additions, such as our loan</p> <p>13 and grant money that we have got in. It doesn't</p> <p>14 significantly in any way increase that</p> <p>15 unfortunately, but it does essentially balance our</p> <p>16 budget, which is something that year to year we</p> <p>17 worked really hard on for the past five years,</p> <p>18 because it is crucial to our getting out of troubled</p> <p>19 status.</p> <p>20 You know, we would love to go out there</p> <p>21 and hire a number of more people, particularly in</p> <p>22 the maintenance areas, but there is only so much</p> <p>23 money to go around. We have been running deficits</p> <p>24 for years, and this is the second year in a row we</p> <p>25 managed to come in with a small surplus essentially</p>

<p style="text-align: center;">10</p> <p>1 balancing our budget.</p> <p>2 You know, with the amount of money we</p> <p>3 have on our budget in many ways is 71,000 projected</p> <p>4 surplus. There's many ways to break even, so that</p> <p>5 is what we are proposing essentially as staying</p> <p>6 equal, you know, moving things forward into another</p> <p>7 year and trying to save money when we can, because</p> <p>8 our bank account needs to grow and as the next years</p> <p>9 go by in order to have enough money for emergencies.</p> <p>10 Anything else from last night's</p> <p>11 procurement committee?</p> <p>12 COMMISSIONER IMPASTATO: The only</p> <p>13 comment I would add to that is that when we do</p> <p>14 foresee a decrease in the amounts of rents coming</p> <p>15 in, which could play a significant amount of money</p> <p>16 from March, you know, as the -- for the</p> <p>17 unforeseeable future, as people lose employment and,</p> <p>18 you know, jobs and just difficult times financially,</p> <p>19 and you know, I have asked Emil to give us an</p> <p>20 analysis of how much that is year over year from</p> <p>21 last year and see if we can get a basic idea.</p> <p>22 I understand that the system has been</p> <p>23 down, so Emil is working on, you know, getting that</p> <p>24 report to us, so we can see the financial impact.</p> <p>25 But it was told to us that there is -- there is a</p>	<p style="text-align: center;">12</p> <p>1 I think it is also important that we</p> <p>2 are not considering in this budget the RAD</p> <p>3 conversion --</p> <p>4 (Audio interference)</p> <p>5 THE REPORTER: Wait a second, Mr.</p> <p>6 Katchen.</p> <p>7 Mr. Katchen, this is Phyllis. Can you</p> <p>8 just talk louder?</p> <p>9 MR. KATCHEN: Surel. I'm sorry. Can</p> <p>10 you hear me now?</p> <p>11 THE REPORTER: Yes.</p> <p>12 MR. KATCHEN: Okay. We are not --</p> <p>13 there is no consideration in this budget with</p> <p>14 regard -- in regards to the Fox Hill RAD conversion,</p> <p>15 and if that occurs before the end of December, then</p> <p>16 you will have 9 months of additional rental income,</p> <p>17 HAB income on that hundred unit complex, as well as</p> <p>18 additional administrative, so there is an upside to</p> <p>19 the budget from the standpoint of if the conversion</p> <p>20 occurs before November 30th in terms of income</p> <p>21 levels both to the Housing Choice Voucher Program</p> <p>22 and on the conversion project.</p> <p>23 (Commissioner Lewit present)</p> <p>24 EXECUTIVE RECKO: Which is some good</p> <p>25 news.</p>
<p style="text-align: center;">11</p> <p>1 prediction or forecast that is chalked into that.</p> <p>2 So, you know, just keep our eyes on</p> <p>3 that, see where that goes and hopefully Emil can get</p> <p>4 that information back to us as soon as possible.</p> <p>5 EXECUTIVE RECKO: Thank you for that,</p> <p>6 Commissioner.</p> <p>7 And I also think that as we come into</p> <p>8 the final on this in September, I didn't think of</p> <p>9 this last night, but we will have a much better</p> <p>10 handle on the effect of that, too, by the time we</p> <p>11 come into September. For this budget's purposes, I</p> <p>12 think our base line would be July income.</p> <p>13 Is that right, Mr. Katchen?</p> <p>14 MR. KATCHEN: That's correct.</p> <p>15 EXECUTIVE DIRECTOR RECKO: So we are</p> <p>16 already into this budget seen the effects of it up</p> <p>17 to July, which were significant, but they are</p> <p>18 already in the budget.</p> <p>19 And then I think by September that will</p> <p>20 give us, what, another two months of understanding</p> <p>21 what kind of effect any reduced rental payments are</p> <p>22 going to have on our budget for next fiscal year,</p> <p>23 which is what this is all about, so that is a good</p> <p>24 point.</p> <p>25 MR. KATCHEN: Thank you.</p>	<p style="text-align: center;">13</p> <p>1 MR. KATCHEN: Yes. Thank you.</p> <p>2 EXECUTIVE DIRECTOR RECKO: That is why</p> <p>3 we were working so hard for the past few years.</p> <p>4 I think one of the things we talked</p> <p>5 about so much with RAD is the ability to invest in</p> <p>6 the property, but as well as that, it definitely</p> <p>7 increases our income across the board, which has</p> <p>8 been one of our major goals over the years here to</p> <p>9 get this organization financially stable.</p> <p>10 Aaron Lewis has joined us, I see.</p> <p>11 Welcome, Aaron.</p> <p>12 COMMISSIONER SMITH: So I have</p> <p>13 question.</p> <p>14 EXECUTIVE DIRECTOR RECKO: Yes,</p> <p>15 Commissioner Smith.</p> <p>16 COMMISSIONER SMITH: If we don't</p> <p>17 approve the budget, it is due April -- August 1st.</p> <p>18 What are the implications?</p> <p>19 CHAIRMAN MELLO: I believe we can't</p> <p>20 send it down to Trenton until it is approved on our</p> <p>21 end.</p> <p>22 Is that correct, Counselor?</p> <p>23 MR. HAROLD FITZPATRICK: Yes.</p> <p>24 COMMISSIONER SMITH: So we have got one</p> <p>25 day to review it and approve it. But I understand</p>

<p style="text-align: center;">14</p> <p>1 we get to review it again in the future, and if</p> <p>2 there are issues, we can then vote it down. Then</p> <p>3 what are the implications there?</p> <p>4 EXECUTIVE DIRECTOR RECKO: Well, we go</p> <p>5 into 2019 -- I mean 2021 essentially without an</p> <p>6 approved budget.</p> <p>7 I don't know of any other legal</p> <p>8 implications, if we start on October 1st, 2020</p> <p>9 without a 2021 budget.</p> <p>10 Bill, can you tell --</p> <p>11 COMMISSIONER SMITH: I am just</p> <p>12 concerned -- I'm sorry, Director.</p> <p>13 I am just concerned about being asked</p> <p>14 to approve a budget that, you know, the numbers are</p> <p>15 half cut off on the information I received, and I</p> <p>16 only had less than a day to review it, so I'm just a</p> <p>17 little concerned about that.</p> <p>18 MR. HAROLD FITZPATRICK: The</p> <p>19 Commissioner is correct. It is a technical</p> <p>20 requirement that it has to be passed on initial</p> <p>21 review for DCA to review it, and there is a deadline</p> <p>22 to send it down.</p> <p>23 But, on the other hand, the real</p> <p>24 finalization of the budget doesn't occur until a</p> <p>25 later date, and at that point, there would be an</p>	<p style="text-align: center;">16</p> <p>1 MR. HAROLD FITZPATRICK: Well, I think</p> <p>2 first Matthew has a statement.</p> <p>3 CHAIRMAN MELLO: That's true, yes.</p> <p>4 Sorry about that.</p> <p>5 MR. MATTHEW FITZPATRICK: That's okay.</p> <p>6 Thank you, Mr. Chair.</p> <p>7 In keeping with the Housing Authority's</p> <p>8 normal practice of affording members of the public</p> <p>9 the opportunity to comment at monthly Board</p> <p>10 meetings, the Authority will be accepting comment</p> <p>11 during the meeting in one of three ways:</p> <p>12 First: Comments can be sent by email</p> <p>13 to HHA@myhhanj.com from now until 7:30 p.m., which I</p> <p>14 realize is seven minutes from now.</p> <p>15 Second: If you are participating by</p> <p>16 telephone or through Zoom, beginning at</p> <p>17 approximately 7:30, the Authority will allow access</p> <p>18 to participants one at a time to comment in real</p> <p>19 time.</p> <p>20 Third: If you are participating in the</p> <p>21 meeting using a web browser or a smart device, and</p> <p>22 do not wish to comment in real time, you can submit</p> <p>23 a comment using the Q and A function. This can be</p> <p>24 accessed by clicking the Q and A icon at the bottom</p> <p>25 of your screen.</p>
<p style="text-align: center;">15</p> <p>1 opportunity to review it and to finally vote yes or</p> <p>2 no with respect to it.</p> <p>3 It is a strange process and not exactly</p> <p>4 one that leads itself to the review that the</p> <p>5 Commissioner might want. The only thing I can say</p> <p>6 is that the Commissioner certainly will have an</p> <p>7 opportunity to further review it and comment on it</p> <p>8 at meetings and ultimately vote on the final budget.</p> <p>9 CHAIRMAN MELLO: All right. Any other</p> <p>10 questions?</p> <p>11 So I guess we go back to the normal</p> <p>12 flow of the agenda.</p> <p>13 Thank you for the presentation.</p> <p>14 MR. KATCHEN: Thank you for moving it</p> <p>15 around.</p> <p>16 CHAIRMAN MELLO: Yeah, no problem.</p> <p>17 EXECUTIVE RECKO: Bill, thank you.</p> <p>18 MR. KATCHEN: Okay, guys. I am going</p> <p>19 to leave you. Have a good night and a good weekend.</p> <p>20 CHAIRMAN MELLO: All right. You, too.</p> <p>21 MR. KATCHEN: Thank you, guys.</p> <p>22 CHAIRMAN MELLO: All right. So back to</p> <p>23 the normal order of things. Public comment period.</p> <p>24 So is Lourdes, or who is managing the</p> <p>25 public comment period?</p>	<p style="text-align: center;">17</p> <p>1 We ask that any member of the public</p> <p>2 who wishes to submit comments using the Q and A</p> <p>3 function try limit themselves to a single submission</p> <p>4 rather than submitting multiple brief comments. Any</p> <p>5 comments received by 7:30 p.m. either by Zoom --</p> <p>6 either by email or through the Zoom Q and A function</p> <p>7 will be read aloud by an Authority representative</p> <p>8 for all attendees of the meeting to hear.</p> <p>9 Please note that the standard practice</p> <p>10 of the Executive Director and members of the Board</p> <p>11 is to refrain from engaging in a back and forth</p> <p>12 discussion during the public comment portion of the</p> <p>13 Authority meetings. However, in light of the</p> <p>14 ongoing crisis, the Authority realizes that it may</p> <p>15 be necessary to address questions or concerns raised</p> <p>16 by the public related to COVID-19.</p> <p>17 Finally, while the Authority</p> <p>18 understands that the concerns of residents and other</p> <p>19 members of the public are not limited to COVID-19</p> <p>20 related issues, the Executive Director and members</p> <p>21 of the Board request that those who wish to comment</p> <p>22 be mindful of one another and attempt to limit</p> <p>23 public comment to urgent matters facing the</p> <p>24 Authority. This will help to ensure that all</p> <p>25 members of the public who wish to speak can do so in</p>

<p style="text-align: center;">18</p> <p>1 a timely manner.</p> <p>2 On behalf of the Authority, we thank</p> <p>3 you in advance for your patience and understanding.</p> <p>4 And at this time in order to allow more</p> <p>5 time for the members of the public to comment, in</p> <p>6 advance of 7:30, I recommend that the Board consider</p> <p>7 adopting a resolution to reorder the agenda to allow</p> <p>8 the Executive Director to present his report.</p> <p>9 You are on mute, Mr. Chair.</p> <p>10 CHAIRMAN MELLO: All right. You'd</p> <p>11 think after four months, I would get this right.</p> <p>12 Yeah. I make the motion to suspend the</p> <p>13 agenda and move the Executive Director's report to</p> <p>14 prior to the public comment.</p> <p>15 Do I have a second?</p> <p>16 VICE CHAIR SEITZMAN: Second.</p> <p>17 CHAIRMAN MELLO: If we could have the</p> <p>18 vote on that, please?</p> <p>19 EXECUTIVE DIRECTOR RECKO: H. Forman?</p> <p>20 EXECUTIVE DIRECTOR RECKO: A.</p> <p>21 Impastato?</p> <p>22 COMMISSIONER IMPASTATO: Yes.</p> <p>23 EXECUTIVE DIRECTOR RECKO: A. Lewit?</p> <p>24 COMMISSIONER LEWIT: Yes.</p> <p>25 EXECUTIVE DIRECTOR RECKO: D. Mello?</p>	<p style="text-align: center;">20</p> <p>1 productive meeting yesterday with the city and</p> <p>2 members of the city and the police department and</p> <p>3 some of our residents over at the Multi-Service</p> <p>4 Center yesterday, and it was really productive. It</p> <p>5 was good to open our ears and understand a couple of</p> <p>6 our hot spots that we are dealing with out there.</p> <p>7 I think Barbara Reyes was there, one of</p> <p>8 our -- one of our -- couple other of our residents</p> <p>9 that remain nameless, because, you know, sometimes</p> <p>10 it is tough to be naming names on residents that</p> <p>11 want to do good out there, so we are careful on</p> <p>12 that. But we had a great dialogue and a number of</p> <p>13 things came out of there that were ideas, so I would</p> <p>14 like to bring that security committee together over</p> <p>15 this coming month.</p> <p>16 I would like to bring the personnel</p> <p>17 committee together. The personnel committee hasn't</p> <p>18 met for a while. We do have some issues surrounding</p> <p>19 COVID on personnel and staffing, on some of the</p> <p>20 part-timers we've hired, and we have got some ideas</p> <p>21 for some revisions on our organizational chart, so I</p> <p>22 would like to start presenting that to the personnel</p> <p>23 committee.</p> <p>24 Our Resident Services Committee has</p> <p>25 been meeting weekly again. It has done well. It</p>
<p style="text-align: center;">19</p> <p>1 CHAIRMAN MELLO: Yes.</p> <p>2 EXECUTIVE DIRECTOR RECKO: E. Seitzman?</p> <p>3 VICE CHAIR SEITZMAN: Yes.</p> <p>4 EXECUTIVE DIRECTOR RECKO: L. Smith?</p> <p>5 COMMISSIONER SMITH: Yes.</p> <p>6 EXECUTIVE DIRECTOR RECKO: L. Vega?</p> <p>7 COMMISSIONER VEGA: Yes.</p> <p>8 CHAIRMAN MELLO: All set.</p> <p>9 EXECUTIVE DIRECTOR RECKO: Okay. Very</p> <p>10 good. I'm on.</p> <p>11 Welcome, everyone.</p> <p>12 I will try not to make this too</p> <p>13 lengthy, but we do have some important information</p> <p>14 today. I will go through the subcommittees briefly</p> <p>15 because we've got some -- we are going to have a</p> <p>16 busy month coming up on our subcommittee schedule.</p> <p>17 We do need a security committee,</p> <p>18 subcommittee this coming month.</p> <p>19 Oh, and by the way, I should say, just</p> <p>20 to remind everyone, Chairman Mello, thank you for</p> <p>21 sending out the new subcommittee schedule, and we</p> <p>22 will be in touch with everyone on those</p> <p>23 subcommittees to work out some dates.</p> <p>24 We have had some issues regarding</p> <p>25 safety and security. We had a really I think</p>	<p style="text-align: center;">21</p> <p>1 has been a very valuable forum. Andrew and Erica</p> <p>2 and David, we have been really transitioning to a</p> <p>3 great extent of activities. What is going to go on</p> <p>4 this summer; what activities can start; when can</p> <p>5 they start; how we can safely roll things out.</p> <p>6 You have got one activity for approval</p> <p>7 tonight as a resolution, but that committee has been</p> <p>8 really, really great and working with staff on being</p> <p>9 able to give the public answers on how we are slowly</p> <p>10 reopening Mama Johnson Field with protections, how</p> <p>11 we are going to be handling the basketball court</p> <p>12 with protections, our playgrounds, et cetera, so we</p> <p>13 are moving ahead with that stuff.</p> <p>14 And then last, but not least -- well,</p> <p>15 not last right now, the professional procurement</p> <p>16 committee, we do have our software proposals back</p> <p>17 for our new software system. Alleluia.</p> <p>18 Andrew had mentioned earlier about some</p> <p>19 information we are getting off our system. Our</p> <p>20 current system just needs to go. So we are going to</p> <p>21 be pushing really hard to get through those</p> <p>22 interviews on the professional procurement committee</p> <p>23 specifically for our new software system, which is</p> <p>24 going to help us quite a bit.</p> <p>25 And then last, but not least, on</p>

<p style="text-align: center;">22</p> <p>1 subcommittees, I am really, really pleased with the  2 idea of having an Admissions and Continued Occupancy  3 Policy Committee. In our world that is ACOP,  4 Admissions and Continued Occupancy Policy. We call  5 it the ACOP. You might hear that roll off my  6 tongue, this idea of that policy. That committee is  7 really going to be able to roll up their sleeves and  8 dive in, not only to how we select tenants, how we  9 place tenants, where our waiting lists are, we are  10 going to be able to really work with that committee  11 on getting an understanding of where the Housing  12 Authority is today and has been on our waiting list  13 and then on our transfer lists and everything that  14 we do on those issues. But also we have a very  15 maturing revision to our ACOP, our Admissions and  16 Continued Occupancy Policy.</p> <p>17 We have been working with attorney,  18 Matt Fitzpatrick, and our staff doing pretty lengthy  19 review sessions with our staff. I am fine tuning  20 that policy. It is really getting in shape that it  21 is going to be ready to bring to the full Board, the  22 public, resident comments, resident participation in  23 that policy very, very soon, so I think this  24 subcommittee is going to be able to really dive into  25 that new policy to get an idea what we are doing now</p>	<p style="text-align: center;">24</p> <p>1 employees for doing the job they are doing and  2 meeting with the public and doing what they have to  3 do.</p> <p>4 We continue to meet with staff a few  5 times a week and go over issues we have.</p> <p>6 I did have an interesting conference  7 call with the HUD Newark Office this past week. The  8 HUD Newark Office has found some technical  9 assistance money that has been made available to be  10 funded to Housing Authorities through the local  11 offices, and they have offered to partner with us in  12 putting in an application for some technical  13 assistance for us. That would take the form of some  14 firm or individual that would come in and help us  15 with training of staff, a ward, and residents  16 regarding RAD, Section 18, where we are going with  17 our future of our organization. They would be able  18 to come in and help us take look at our systems and  19 what we are doing.</p> <p>20 After talking to Ms. Arcy and the  21 Newark staff, I am really in favor. I think it is a  22 great idea, and we welcome any help we can get on  23 those terms, and it would be free to us, so I am not  24 going to argue with that. I think it is a great  25 training opportunity for all of us, and I think once</p>
<p style="text-align: center;">23</p> <p>1 and what our future is going to be in Admissions and  2 Continued Occupancy for the Housing Authority and  3 how we function.</p> <p>4 So I am really looking forward to that  5 committee, and I would really like to say we need to  6 get that committee together soon, probably in the  7 next couple of weeks for its additional sitdown so  8 we can start really rolling up our sleeves and  9 diving into that. I am really looking forward to  10 that, that journey over the next few months.</p> <p>11 Anything else on subcommittees that I  12 might have missed?</p> <p>13 Thank you all for your service on those  14 committees. They take some time.</p> <p>15 My report, I did return to the office  16 this past Tuesday, as many of you know, I was  17 working for two weeks, so yay, I am back and working  18 in full force again.</p> <p>19 I continue to be very proud of the work  20 our employees are doing out there. They are again  21 very much like first responders. Our employees are  22 out there every day working in units, working in our  23 hallways and our stairwells, and you know, making  24 sure that they are protected, and our records are  25 pretty good, but I really, really thank our</p>	<p style="text-align: center;">25</p> <p>1 that happens, the Board will be involved as well in  2 some training.</p> <p>3 COVID-19 issues, we continue to move  4 forward. We have brought on some new employees. We  5 have been continually distributing PPEs. We have  6 done purchases on PPEs for both staff and for  7 residents, and we do have this contract approval  8 that we will be talking about later for the next  9 rounds of cleaning and disinfecting.</p> <p>10 Our community rooms have remained  11 closed with exceptions of food distribution and then  12 the testing.</p> <p>13 The Food Pantry is providing  14 distribution at 311 Harrison. That continues.  15 Daniel can fill us in on that in a minute.</p> <p>16 The Food Pantry is also delivering  17 meals to the elderly and disabled on Wednesday,  18 starting at Fox Hill last week and Monroe this week,  19 and Adams next week, and then following that the  20 family sites, elderly and disabled sites.</p> <p>21 So far our basic service provider  22 services, such as the karate program, the inside  23 type of services remain cancelled for now, but we  24 hope that can change. It just depends on where this  25 COVID goes over the next months.</p>

1 We have been looking at how we can get  
2 people to return to work as much as possible with  
3 the notion that the COVID pandemic is not over yet,  
4 so we are working with staff as far as taking the  
5 lead on putting together a return to work plan.  
6 Now, there's a return to work plan, but it also  
7 means that we are going to be very sensitive to  
8 folks that may be in any way sensitive or immune  
9 deficiency or any issues there. We don't want  
10 anyone getting sick.

11 But we have been pushing forward with  
12 starting to purchase some no contact thermometers.  
13 We have pushed forward with putting safety measures  
14 on our desks in our offices, so as we have  
15 one-on-one contact with folks, there is that kind of  
16 screen like you see at the supermarkets and you see  
17 at many places. They are plastic shields that can  
18 stay between people.

19 We are customizing our offices with  
20 some intercom systems, some either sliding glass  
21 ability or some glass ability with the ability to  
22 pass things under, so we can interact more with our  
23 residents that we have.

24 Our offices have remained officially  
25 closed and by appointment only. Our folks have been

1 working. They are there. We are manning our  
2 offices, but we are making sure that we're keeping  
3 safe COVID-19 distance.

4 On resident rent issues, we continue to  
5 accept rent through our drop box system with mailed  
6 out receipts. I do not feel comfortable yet of  
7 opening up our central office for dropping off rents  
8 and receiving immediate receipts. We just don't  
9 have enough room here to have safe social  
10 distancing.

11 We are starting Resident Services, we  
12 are starting to open up the Mama Johnson Field for  
13 controlled activities. You do have a resolution  
14 tonight to start a youth program starting on Monday,  
15 Community Lifestyles.

16 The city is also utilizing the Mama  
17 Johnson Field starting next week in the afternoons  
18 for some youth programs as well.

19 We have been mirroring the city's  
20 strategies on all of this, on our playgrounds and  
21 our parks. The playgrounds have reopened, as well  
22 as our water park. The basketball court has opened  
23 right now only for the use of the Boys & Girls Club  
24 program. We are only opening the basketball court  
25 for monitored activities, rather than just free

1 play, so we continue to monitor. We continue to  
2 work hard. We want our folks to be safe.

3 And as you all know in your lives, too  
4 with COVID-19 right now, everything is just  
5 difficult. We need to make sure we stay safe, and  
6 we need to make sure we stay well.

7 The Housing for Hoboken trustees,  
8 moving on to that, they have started the process of  
9 interviewing planning consultants, and we are going  
10 to be continuing that process over the next couple  
11 of weeks, and hope to have, knock on wood, a  
12 recommendation over to this full Board in August to  
13 work on our planning consultant. That is going to  
14 be with us again to formulate our vision for the  
15 rest of the redevelopment of our main campus, and  
16 CCG, and Adams and Monroe, but we are looking  
17 forward to bringing on that firm and starting to  
18 work with us.

19 Again, that firm is going to be our  
20 partner in forming our vision. That means we are  
21 going to figure out how to have community meetings.  
22 We are going to figure out what we want to see as a  
23 group, as a community, not only as a Housing  
24 Authority, but the residents, not only the Housing  
25 Authority and the residents, but the Washington

1 community of what they want to see as the Hoboken  
2 Housing Authority over the next five, ten, 15, 20  
3 years, and how we can plan to take advantage of the  
4 programs that are out there, refinancing, bringing  
5 in capital funding.

6 We know for a fact that our buildings  
7 are tired. They are obsolete. They need  
8 significant redevelopment. That is what this is all  
9 about. It is one of our first steps to get that  
10 vision, what do we want to see on the other side of  
11 that, so we will be starting that process with this  
12 planning committee.

13 In the meantime, we are not just  
14 sitting back and waiting for our plan to come around  
15 some day. We do have our Housing Finance Agency  
16 project in process. The roofing work is just about  
17 complete at Andrew Jackson. They are going to be  
18 moving over to CCG next. Can't wait to have good  
19 non leaking roofs on our buildings.

20 We are taking a look at expanding that  
21 over to Harrison as well. The original Housing  
22 Finance Agency's ability to get funds. Harrison  
23 could not be included in that project originally, so  
24 we are looking at ways that we are hoping that by  
25 the end of summer we can also be talking about at



1 Harrison before the snow flies.

2 Our backflow prevention project under  
3 those funds is under redesign.

4 Last month I told you that we were  
5 about 30 days away from starting. We have run into  
6 a little technical glitch, some new ideas that were  
7 kind of focused around the realization that we are  
8 going to have to shut off water to some of our  
9 buildings for one or two days while these backflow  
10 preventers were installed. I found that to be  
11 unacceptable, so we went back to the drawing board  
12 with the goal of only having to turn water off for  
13 two or three hours as these backflow preventers are  
14 installed at our buildings, so that is back under  
15 design.

16 We have got exterior tech pointing work  
17 at Monroe Gardens starting soon.

18 We are doing new chimney reconditioning  
19 with the new cap on the chimney. We are going to  
20 have to do some covered walkways over at Monroe.

21 The big one coming up on that project,  
22 as we all know, are the elevators. The elevator  
23 project is starting to mature. The contractor  
24 believes that he can start demolition during the  
25 week of August 17th. We had a meeting this

1 afternoon with our relocation consultants. They are  
2 reaching out now to the residents that are going to  
3 be relocated in the first phase of this project, and  
4 re-talking, they have already talked to all of the  
5 residents, met with all of the residents one on one  
6 in our buildings, and we are now getting down to the  
7 nitty gritty. We are getting serious that between  
8 now and August 17th, we are going to be finalizing  
9 moves for a number of people.

10 We have got the units ready. We are  
11 ready to do these moves in the first phase. We are  
12 anticipating the change, but we are anticipating  
13 about 30 families to be moved. These will be  
14 temporary moves for three or four months. The  
15 elevators will then be completely reconditioned, new  
16 elevator systems across the board.

17 Once those elevators are done, the  
18 families will move back, and then we will move over  
19 to Phase II of that project. Phase I includes three  
20 of our buildings and Phase II includes four of our  
21 buildings here at Andrew Jackson.

22 So that's exciting, not only exciting,  
23 it's really important for us financially to get rid  
24 of these old elevator systems, and most importantly  
25 for service to our residents.

1 I know a number of people on this call  
2 have heard about it or personally been disadvantaged  
3 by our old elevators breaking down a number of  
4 times. We have had a number of breaks just this  
5 past month, and we are pouring far too much money  
6 into those. So we are looking forward to our new  
7 elevators systems. It is going to be a lot of work.  
8 It's going to be a real challenge for us, but we are  
9 going to make sure that this thing that every  
10 resident is treated fairly, and we cover every cost  
11 for every resident, that we listen to residents,  
12 that anyone who wants to move temporarily out of  
13 that building has the right to, and we are right  
14 down that path.

15 For those of you that are (audio breaks  
16 up) maybe, we have a consultant on Housing  
17 Opportunities Unlimited, they're in Massachusettes  
18 that are working with us. They are having a  
19 full-time person that is going to be here in Hoboken  
20 with us. As a matter of fact, she lives in Union  
21 City, so they have got extensive experience on doing  
22 this. They have done hundreds of these projects,  
23 and we are excited about moving this forward. It  
24 has been a long time coming.

25 RAD is moving along. We are in the

1 final stages of our approvals on our RAD project at  
2 Fox Hill, and we hope to be able to close that  
3 project in 60 -- I mean, 90 days, but we are really  
4 in the final, final throes of it here.

5 CDBG funding, which is our third  
6 special capital project, the boiler replacement is  
7 in full swing, going well, but we do expect that by  
8 September, it will be complete. These are 14  
9 boilers that are going to give us for the first  
10 time, in my experience here anyway, at least one  
11 boiler that is less than five years old in each of  
12 our boiler locations.

13 So the money we have been pouring into  
14 boilers on emergency repair is going to be -- we are  
15 going to be able to start to see that curve come  
16 back down. Many of you know that these winters we  
17 have been spending, we have had many sleepless  
18 nights. We have not lost a heating day, but we have  
19 had to pour some money into these old archaic  
20 boilers, so I am really excited about having a  
21 little more sleep next winter once these boiler  
22 systems are in. We've been working on it for a long  
23 time.

24 I did attach our public housing waiting  
25 lists at the request of Commissioner Smith. Thank

1 you for that. And we are going to be able to again  
2 dive into that very deeply at our ACOP or Admissions  
3 and Occupancy Policy meetings. We are working on  
4 that policy.

5 You did approve a grant writing and  
6 project management consultant last month. That  
7 approval is over at HUD right now. Sometimes  
8 frustrating, but we do have to have HUD approval on  
9 these contracts, and I think HUD is suffering from  
10 some COVID lapse as well, so it's over at HUD  
11 waiting for their approval. We're waiting to get  
12 that approval back. Once that comes back, we will  
13 being working as quickly as possible to get an RFP  
14 out on the street for project based Section 8 units.

15 So we are moving forward with that as  
16 fast as we can waiting on the paperwork to come  
17 back. I wouldn't anticipate that once it comes  
18 back, it is going to take very long to get that RFP  
19 on the street, but we have to wait for that to come  
20 back.

21 We have delayed Housing Choice Voucher  
22 annual inspections due to COVID-19, but we have  
23 issued 20 new vouchers to go out on the street, and  
24 Ms. Libia is getting those responses back. We do  
25 expect that we are going to release another 20. The

1 responses have been coming back a little slow. We  
2 think it is COVID related.

3 We are having to use the mail a little  
4 more than we have in the past, but we are going to  
5 be getting very aggressive on reaching out to going  
6 up our waiting list, finding everyone we can to come  
7 on in. We do have, as we mentioned before, an  
8 increased rent level that is going to make those  
9 vouchers more attractive.

10 So we are really going to be pushing  
11 our Section 8 program, Housing Choice Voucher over  
12 the next couple of months.

13 We are going to be working on a plan  
14 that we will probably be able to talk to you in much  
15 more depth in August of possibly opening up that  
16 waiting list again, so we are having discussions on  
17 that internally right now, but we do believe we are  
18 going to be able to move forward with some new  
19 applications for vouchers.

20 Maintenance, still laser focused on  
21 disinfecting and addressing emergency work orders.  
22 We have had a lot of emergencies this past month.  
23 In my report I did list them out for you.

24 We did have main water valves at 320  
25 Marshall, that we had to replace a hot water holding

1 at 320 Jackson.

2 Old bathroom equipment at 400 Marshall  
3 maintenance room that failed.

4 We had elevator shutdowns at 310  
5 Marshall.

6 (Commissioner Forman present)

7 655 and 8th Street did have a compactor  
8 failure this past month on 8th Street that we are  
9 working on a replacement, and we have to replace the  
10 complete compactor on an emergency basis.

11 We are having some repeated electrical  
12 outages, particularly at 314 and 530 Marshall which  
13 overloads the system when all of the air  
14 conditioners are on, particularly when we got some  
15 units that are really a heavy load, our systems are  
16 not designed for that, so we are having to deal with  
17 those issues day to day.

18 It looks like we got Mr. Hovie Forman  
19 that has joined us.

20 We did have a supply line leak at CCG  
21 this past month that we tracked down since.

22 We did get through the tropical storm  
23 pretty well. We did not have any major flooding.

24 We did have a door system over at Adams that got  
25 knocked out for approximately four hours, but we

1 managed to get that repaired and back up and running  
2 fairly quickly.

3 We did have a special initiative this  
4 month to go through all of our elevator pits and  
5 basement areas and do a thorough cleaning in those  
6 normally kind of inaccessible places, like the  
7 elevator pits, because we have seen a lot of  
8 increased mouse activity I think here and throughout  
9 the city from what I understand.

10 I'm getting towards the end.

11 The capital improvements report, we do  
12 have that sewer line project, if you remember, over  
13 at Adams that we put on hold. It was starting right  
14 as the COVID-19 pandemic hit, but the problem is  
15 that has gone away. We do have a maintenance crew  
16 that goes to Adams daily and routs out all of the  
17 Adams' lines, so we don't have backups. The Adams  
18 Garden's sewer lines drastically need to be  
19 replaced, and it is a difficult job.

20 The sewer lines again went right  
21 through the lobby, so when we do this project, we  
22 are actually going to have to dig up the lobby and  
23 then have temporary access over the lines as they  
24 are being replaced.

25 We have put it on hold. We are going

1 to be meeting with the contractor this coming week  
 2 to talk about possible paths on getting this project  
 3 back on line and working again, because the problem  
 4 isn't getting any better out there, and we really  
 5 need to move forward with it. But, again, I am not  
 6 going to let it move forward unless we can be sure  
 7 that we are safe.

8 We are taking a look at the repair of  
 9 parking lot gates at Fox Hill and at Adams. They  
 10 are under design.

11 A generator at 220 Adams is still under  
 12 design, it's going a bit slow because of COVID, and  
 13 then we do have under design seven compactors at  
 14 various sites.

15 Financial report, fiscal year ending  
 16 2019 audit deadline has been delayed --

17 COMMISSIONER IMPASTATO: Marc, Marc.  
 18 EXECUTIVE RECKO: Yes.

19 COMMISSIONER IMPASTATO: Sorry to  
 20 interrupt.

21 Can you please mute Hovie Forman.

22 VICE CHAIR SEITZMAN: Yes, that's a  
 23 good idea.

24 COMMISSIONER FORMAN: I thought I  
 25 muted.

1 VICE CHAIR SEITZMAN: No, you are not  
 2 on mute.

3 COMMISSIONER IMPASTATO: Sorry.

4 EXECUTIVE RECKO: Thank you, Andrew.

5 Yeah. I'm talking so much, I didn't  
 6 catch him.

7 So bids have been received for the  
 8 software system, as I said earlier, and we are  
 9 really working on tracking those COVID-19 expenses.

10 On resident services, Daniel, if you  
 11 quickly want to say a thing or two about what you  
 12 have been up to, because you have been up to an  
 13 awful lot, and then we'll be done with our report.

14 MR. PEREZ: Thank you, Director, and  
 15 thank you, Commissioners.

16 So just to highlight some of the  
 17 aspects of Resident Services that the Director  
 18 mentioned, we have been working with the Hoboken  
 19 Food Pantry even before the pandemic began.

20 They transitioned from an emergency  
 21 food distribution to a summer program, and they come  
 22 to the Hoboken Housing Authority five months late,  
 23 twice a month throughout the summer.

24 The distribution site is 311 Harrison  
 25 Street, the courtyard, and residents can come up and

1 pick up their groceries at that location, and they  
 2 can also do signup at the same location and pick up  
 3 as well, if they have not yet registered.

4 The Hoboken Food Pantry is doing  
 5 door-to-door delivery to our senior sites only once  
 6 a month, and the next delivery date will be July  
 7 23rd, which is not just a distribution date, a pick  
 8 up location at Harrison Gardens, but also  
 9 door-to-door delivery at all of our senior buildings  
 10 to our residents.

11 The Hoboken Food Pantry has also been  
 12 working with donors in the City of Hoboken, and they  
 13 have been providing one time lunch meals to our  
 14 senior buildings. They have been at Fox Hill and  
 15 Monroe, and the next location next Wednesday is  
 16 going to be Adams.

17 Following Adams, I am going to be  
 18 working with the Hoboken Food Pantry, so that way we  
 19 can also schedule Christopher Columbus, Andrew  
 20 Jackson and senior -- and, of course, the senior  
 21 residents of Harrison Gardens as well.

22 The summer basketball league is going  
 23 pretty well. I was there yesterday, and the kids  
 24 are very excited, in that they are using the  
 25 Marshall Drive basketball court from 4 p.m. to 8

1 p.m. and that program is running from July 13 to  
 2 August 10, so they are having a lot of fun. I saw  
 3 the excitement when the kids could finally get out.

4 Hoboken Housing Resident Services  
 5 Department, in order for us to connect with our  
 6 residents and, of course, try to bring some joy in  
 7 this crisis, we held about four barbecues. We went  
 8 to Fox hill beginning June 30th actually through  
 9 July 3rd. We went to Fox Hill, Adams, Monroe, and  
 10 the main campus. At the main campus we were running  
 11 actually three grills. Harrison, Andrew Jackson  
 12 North and Andrew Jackson South, so in order for us  
 13 to connect with our residents and at least bring  
 14 some joy during this crisis.

15 We held at Christopher Columbus, an  
 16 event that was rained out on the 10th, and we moved  
 17 it to July 15th. We had a great event with the  
 18 residents at that location. It was good to be able  
 19 to connect with them again as well.

20 Looking at some of the future events  
 21 and programs, or actually, let me make a -- if I can  
 22 go back to our barbecue event.

23 I want to thank Commissioner Impastato  
 24 for reaching out to some of the donors in the City  
 25 of Hoboken family that have a huge heart for the

1 senior residents of the Hoboken Housing Authority  
2 and a family donated \$500 to cover the cost of one  
3 of our senior developments.

4 So thank you, Commissioner Impastato,  
5 for again continuing to support our families and our  
6 residents. Thank you so much.

7 Just quickly, I want to move to a  
8 couple of future events.

9 Again, we are going to reach out to our  
10 seniors, and then following our senior events, then  
11 we are going back to our main campus and, of course,  
12 enjoying some time with our families. But in August  
13 we are going to have our senior barbecues as well.  
14 We are coming back to Fox Hill August 7th. August  
15 the 14th, we are going to be at Adams, and August  
16 the 21st, we are going to be at Monroe from 11 a.m.  
17 to 1 p.m. and, of course, trying to bring some joy  
18 to our senior residents as well during this crisis.

19 We connected with one of our partners,  
20 Mile Square Church, who have been engaging the  
21 residents of Christopher Columbus for about two  
22 years now, and they are going to be holding their  
23 annual barbecues at Christopher Columbus August 8th  
24 from 12 p.m. to 2 p.m. and September 12th from 12  
25 p.m. to 2 p.m. at Christopher Columbus.

1 And for all of the Commissioners that  
2 want to know the time and dates of these events,  
3 please check your Google calendar. I keep updating  
4 information for all events, programs and activities  
5 at that location, so please check your Google  
6 calendar. As well, you can always refer to our  
7 website for events and programming as well.

8 Thank you.

9 EXECUTIVE RECKO: Thank you, Daniel.

10 And that concludes my report.

11 COMMISSIONER IMPASTATO: Just one  
12 comment.

13 Can we -- when there is a city event,  
14 like the event at the Multi-Service Center, was that  
15 something that we could not attend?

16 EXECUTIVE RECKO: That was an event  
17 that a resident organized and had called me at 9  
18 o'clock at night the day before and said that I  
19 would like to invite you to this gathering.

20 So this was not a public gathering. As  
21 a matter of fact, they requested that it stay fairly  
22 confidential because some residents that attended  
23 did not want their names out there, so it was that  
24 type of event.

25 Certainly if we had a public resident

1 meeting, I will certainly invite all of the  
2 Commissioners along, but this was kind of a  
3 different type of initial get-together.

4 COMMISSIONER IMPASTATO: Understood.

5 Thank you.

6 CHAIRMAN MELLO: All right. So I guess  
7 it is time to move on to the public portion.

8 And, Lourdes, I think you are taking in  
9 the names, is that --

10 MS. PRIESTLEY: Yes.

11 Right now we have Barbara Reyes. I  
12 will allow her to speak.

13 CHAIRMAN MELLO: All right.

14 Barbara, you have the floor. You need  
15 to unmute yourself, though, first.

16 Barbara, can you hear me?

17 THE REPORTER: She is still on mute.

18 MS. PRIESTLEY: Yeah. She has to --

19 CHAIRMAN MELLO: Barbara, you need to  
20 take yourself off mute, if you can hear me.

21 BARBARA: I am Barbara, but I am not  
22 the Barbara who you are calling.

23 CHAIRMAN MELLO: Oh, I got you.

24 All right. So let's move on. We will  
25 certainly give Ms. Reyes a chance to speak, if she

1 joins us again.

2 But who is next?

3 MS. PRIESTLEY: Mr. Fox.

4 CHAIRMAN MELLO: Mr. Fox, did you have  
5 something to say or are you just attending the  
6 meeting to observe?

7 MR. MATTHEW FITZPATRICK: Mr. Fox, you  
8 are also on mute.

9 MR. FOX: I am just attending the  
10 meeting.

11 CHAIRMAN MELLO: All right. Great.  
12 Next?

13 MS. PRIESTLEY: That is it.

14 CHAIRMAN MELLO: All right. Okay. I  
15 mean, if Ms. Reyes joins us later, we can always  
16 make a motion to suspend.

17 MS. PRIESTLEY: Okay.

18 CHAIRMAN MELLO: All right. Let's move  
19 on then with the agenda.

20 MR. MATTHEW FITZPATRICK: Mr. Chair, I  
21 apologize for interrupting.

22 I will just point out that it is my  
23 understanding that no comments were received by  
24 email.

25 Is that correct, Lourdes?

<p style="text-align: center;">46</p> <p>1 MS. PRIESTLEY: No, none at all</p> <p>2 MR. MATTHEW FITZPATRICK: And there is</p> <p>3 nothing in the Zoom Q and A?</p> <p>4 MS. PRIESTLEY: Daniel?</p> <p>5 MR. PEREZ: No.</p> <p>6 MR. MATTHEW FITZPATRICK: Thank you,</p> <p>7 Mr. Chair.</p> <p>8 CHAIRMAN MELLO: All right. Thank you.</p> <p>9 Just give me a second here, folks.</p> <p>10 All right. So moving on to written</p> <p>11 approval of the minutes of the previous meeting,</p> <p>12 Resolution 2020-07.01, a resolution to approve the</p> <p>13 minutes for the June 11th, 2020 monthly Board</p> <p>14 meeting.</p> <p>15 Do I have a motion?</p> <p>16 COMMISSIONER FORMAN: I will make a</p> <p>17 motion.</p> <p>18 CHAIRMAN MELLO: Do I have a second,</p> <p>19 anyone?</p> <p>20 VICE CHAIR SEITZMAN: Second.</p> <p>21 CHAIRMAN MELLO: All right. Thank you.</p> <p>22 All right. If we could have the vote,</p> <p>23 please.</p> <p>24 EXECUTIVE DIRECTOR RECKO: H. Forman?</p> <p>25 COMMISSIONER FORMAN: Yes.</p>	<p style="text-align: center;">48</p> <p>1 COMMISSIONER FORMAN: Second.</p> <p>2 CHAIRMAN MELLO: All right. Any</p> <p>3 comments or questions about the list of bills?</p> <p>4 COMMISSIONER IMPASTATO: Chairman, I</p> <p>5 have a couple questions.</p> <p>6 CHAIRMAN MELLO: All right. Go ahead,</p> <p>7 Commissioner. Thank you.</p> <p>8 COMMISSIONER IMPASTATO: Can we --</p> <p>9 Emil, if you're on here, can we identify what some</p> <p>10 of these amounts for the identity of like, if it is</p> <p>11 related to COVID-19, and if it's coming from that</p> <p>12 account, can we potentially as we move forward here,</p> <p>13 can we just put like a little, you know, asterisk</p> <p>14 next to those items and those line items, and for</p> <p>15 specifically for this one, can you -- can you tell</p> <p>16 us which ones are coming out of that COVID-19</p> <p>17 account?</p> <p>18 MR. KOTHERITHARA: So I think the large</p> <p>19 one you're going to see is that Made in Hoboken</p> <p>20 contract that was approved for you. As you see is</p> <p>21 \$100,100.</p> <p>22 Another large one was a purchase for</p> <p>23 hand sanitizer for all of our residents at Walmart.</p> <p>24 That is in the Resident Service line items.</p> <p>25 I think if it's the preference of the</p>
<p style="text-align: center;">47</p> <p>1 EXECUTIVE DIRECTOR RECKO: A.</p> <p>2 Impastato?</p> <p>3 COMMISSIONER IMPASTATO: Yes.</p> <p>4 EXECUTIVE DIRECTOR RECKO: A. Lewit?</p> <p>5 I think you are muted, Aaron.</p> <p>6 COMMISSIONER LEWIT: Yes.</p> <p>7 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>8 CHAIRMAN MELLO: Yes.</p> <p>9 EXECUTIVE DIRECTOR RECKO: E. Seitzman?</p> <p>10 VICE CHAIR SEITZMAN: Yes.</p> <p>11 EXECUTIVE DIRECTOR RECKO: L. Smith?</p> <p>12 COMMISSIONER SMITH: Yes.</p> <p>13 EXECUTIVE DIRECTOR RECKO: L. Vega?</p> <p>14 COMMISSIONER VEGA: Yes.</p> <p>15 CHAIRMAN MELLO: Next meeting we are</p> <p>16 going to have a resolution to make thumbs up</p> <p>17 acceptable.</p> <p>18 All right. The next resolution,</p> <p>19 Resolution No. 2020-07.02, a resolution authorizing</p> <p>20 the payment of the monthly list of bills for the</p> <p>21 Hoboken Housing Authority.</p> <p>22 Do I have a motion?</p> <p>23 VICE CHAIR SEITZMAN: Motion.</p> <p>24 CHAIRMAN MELLO: Do I have a second?</p> <p>25 COMMISSIONER LEWIT: Second.</p>	<p style="text-align: center;">49</p> <p>1 Board, I can make a section that is coming right out</p> <p>2 of COVID. The only thing is I would have a little</p> <p>3 bit of difficulty taking out the costs that are</p> <p>4 payroll, but everything else I could break that out,</p> <p>5 if that is the preference of the Board.</p> <p>6 COMMISSIONER IMPASTATO: Yeah. I would</p> <p>7 appreciate that. I don't know about my colleagues,</p> <p>8 but also the -- you bring up the payroll, I am very</p> <p>9 interested in seeing what type of overtime and</p> <p>10 payment is coming from COVID-related functions and</p> <p>11 services.</p> <p>12 So maybe if it's not too much work, if</p> <p>13 you could identify that, you know, how much overtime</p> <p>14 was paid and things like that, as we keep going</p> <p>15 here.</p> <p>16 MR. KOTHERITHARA: Yeah. So like due</p> <p>17 to COVID, we are going to be receiving about \$1.1</p> <p>18 million that we have to spend by the end of this</p> <p>19 calendar year, and I have got a June actual --</p> <p>20 COMMISSIONER IMPASTATO: Right.</p> <p>21 MR. KOTHERITHARA: -- but I could draw</p> <p>22 that up and get that over or if you want by the next</p> <p>23 Board meeting. Either way it's a -- it's not a</p> <p>24 problem.</p> <p>25 So I don't know if we could do it on a</p>

1 supplemental schedule, or you want it quoted in this  
2 list of bills.  
3 So like, for example, the Zoom costs  
4 that we have been spending every month since March,  
5 that is a COVID cost.

6 We spent a number of dollars getting  
7 people equipment at their home offices, so like I  
8 have a summary --

9 COMMISSIONER IMPASTATO: Yeah, that  
10 would be helpful for myself. I don't know about  
11 anybody else, but if we can -- and also a running  
12 tally of how much we spent and how much we have  
13 left.

14 MR. KOTHERITHARA: Sure, sure.

15 So like I have, yeah, so I have all of  
16 our COVID expenses are booked separate into the  
17 general ledger account, because we are anticipating  
18 to draw all of those monies down, and yeah, I can do  
19 that.

20 COMMISSIONER IMPASTATO: Is that  
21 Riverside Medical Group, \$555, part of that?

22 MR. KOTHERITHARA: Yes.

23 COMMISSIONER IMPASTATO: Was the City  
24 of Hoboken supposed to pay for that?

25 MR. KOTHERITHARA: So we were billed

1 for employees that we sent to Riverside, and so we  
2 didn't process that payment.

3 (Commissioner Vega speaking, but the  
4 audio broke up)

5 THE REPORTER: Wait a second. I can't  
6 understand what you said, Ms. Vega.

7 COMMISSIONER VEGA: Send the bills to  
8 the city to the (audio breaks up) department --

9 THE REPORTER: I still can't understand  
10 you.

11 MR. KOTHERITHARA: She said that the  
12 city was to be picking up those costs, so I should  
13 be sending those bills to the City of Hoboken, and  
14 so if that is the case, then this will not be our  
15 expense.

16 COMMISSIONER IMPASTATO: Yeah. So that  
17 is a great point by Ms. Vega is that we are going to  
18 be sending those over to the city to pay for, right?

19 MR. KOTHERITHARA: If that is what the  
20 Director, Mr. Recko, advises, yes, sure. I can send  
21 those bills over and --

22 EXECUTIVE RECKO: Yeah. I have got a  
23 real good relationship with the City OEM, Sergeant  
24 Montenez, so I will give them a call and we will  
25 find out what the story is on that. I don't know

1 why they would bill us.

2 COMMISSIONER IMPASTATO: And, Emil,  
3 thank you for putting the 4250 2008 identification  
4 on there. I appreciate that.

5 MR. KOTHERITHARA: Sure. I can  
6 continue to do that, not a problem.

7 COMMISSIONER IMPASTATO: That's it.  
8 Thank you, Chairman.

9 CHAIRMAN MELLO: Thank you.

10 Do we have any other questions?

11 All right. If we can call the vote  
12 then, please.

13 EXECUTIVE DIRECTOR RECKO: H. Forman?

14 COMMISSIONER FORMAN: 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: D. Mello?

21 CHAIRMAN MELLO: Yes.

22 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

23 VICE CHAIR SEITZMAN: Yes.

24 EXECUTIVE DIRECTOR RECKO: L. Smith?

25 COMMISSIONER SMITH: Yes.

1 EXECUTIVE DIRECTOR RECKO: L. Vega?

2 COMMISSIONER VEGA: Yes.

3 CHAIRMAN MELLO: All right. Next is  
4 Resolution 2020-07.03, a resolution to award a  
5 contract for cleaning and disinfecting services.

6 Do I have a motion?

7 VICE CHAIR SEITZMAN: Motion.

8 CHAIRMAN MELLO: Do I have a second?

9 COMMISSIONER LEWIT: Second.

10 CHAIRMAN MELLO: Any questions?

11 COMMISSIONER IMPASTATO: Just a comment  
12 here. This is -- it's kind of -- it is both  
13 disturbing and also effective that we are seeing  
14 that the process kind of works here, but just so  
15 everybody understands, we just approved an amount of  
16 a hundred thousand dollars made out to Made in  
17 Hoboken for a service of cleaning and disinfecting.

18 And I was -- I brought up at the last  
19 meeting that it was very surprising that that amount  
20 was being approved, and I thought there were other  
21 companies out there that could potentially do this  
22 for far less.

23 There was some backlash at the last  
24 meeting saying that (1) companies were not available  
25 and able to come in and clean.

1 And then (2) that if they were, the  
2 amount of money was going to be far less than --  
3 just around the same amount of money as the  
4 hundred-thousand.

5 And we saw that there were several bids  
6 that maybe not finalized that came in, but were for  
7 far less, more than half. And then we wound up at a  
8 state approved contract for \$19,000 I believe was  
9 the amount.

10 So my thought and question here is, and  
11 I talked to Director Recko today, (1) Is it possible  
12 that Made in Hoboken was price gouging when they  
13 gave us a hundred-thousand-dollar contract?

14 (2): Is the contract we are approving  
15 tonight maybe not sufficient in the services  
16 rendered in what we are looking to have, and that is  
17 why the amount is so low, and maybe there is room in  
18 the middle there to find another company that can  
19 potentially do what Made in Hoboken did to the  
20 extent they did, but far less.

21 I know the answer is yes to the second  
22 question.

23 The price gouging thing, that's a  
24 serious claim. I don't -- I don't think they did,  
25 and I don't think -- I think it's a whole new

1 ballpark where a lot of companies didn't have a  
2 market for things like this, COVID related, just  
3 because it hasn't been seen before. And  
4 Commissioner Vega can probably speak to a lot of  
5 this because I am pretty sure she deals with a lot  
6 of cleaning and disinfecting with the buildings, so  
7 she would have some experience I would hope.

8 And I am just really concerned that we  
9 spent so much money on a contract, and I know it was  
10 an emergency, and I know that our time was -- we did  
11 not have a lot of time to research and go out for  
12 bid and things like that, but to have a company do  
13 this for \$19,000 is absurd to me.

14 I walked through the buildings today,  
15 and I took pictures, and Commissioner Mello has the  
16 before pictures. So we are more than happy to share  
17 that, but my first inkling when I walked through  
18 today is yeah, they cleaned the building, and they  
19 did a good job, and it's definitely clean, but I  
20 don't see a big difference with respect to the  
21 smell, with respect to the grime and the mold that  
22 still remains.

23 I don't see a hundred-thousand-dollar  
24 contract, and I am not in that business. I have  
25 been researching it myself and talking to a lot of

1 companies. I just -- I'm really concerned about  
2 what happened with the hundred-thousand dollars and  
3 how we spent it. I am concerned about that, and I  
4 am concerned that this company that is coming in for  
5 19,000 might be not enough.

6 So, you know, I lean on the Director  
7 here, and we had a good conversation today. I know  
8 that Made in Hoboken is, you know, they did an  
9 extensive job, and it was something that was new,  
10 but I hope they didn't lean on us to like use the  
11 money to buy the equipment to kind of fund this  
12 operation for other businesses and other accounts.

13 It kind of seems like they did, and  
14 that is what I am upset and surprised by.

15 As we all know, we have to stretch the  
16 amount of money for our organization here down to  
17 every penny, and we had this COVID money, but it  
18 doesn't mean it's just a free bank account to just  
19 spend whatever we want, and I would think that, you  
20 know, those are my concerns. I hope my colleagues  
21 can share their thoughts and comments on here, and  
22 hopefully we can move forward with something.

23 EXECUTIVE RECKO: Well, a couple of  
24 things.

25 As we spoke today, Commissioner, I

1 think the initial cleaning of these buildings was  
2 incredibly intensive. There was an incredible  
3 amount of labor that went into this initial cleaning  
4 and then long overdue.

5 I think any company that comes in after  
6 this, I think it is clear it is not going to have  
7 that level of effort. I can't really comment on any  
8 kind of price gouging. I think when we made that  
9 decision a little over two months ago in the midst  
10 of COVID, we had a company, Made in Hoboken, that  
11 the city was utilizing, that they made only pass  
12 through that did our buildings very well, and I  
13 think they have done a very, very good job on  
14 getting our buildings back to a clean standard.

15 It certainly needs more work. We need  
16 painting. We need the next follow-up, but I thought  
17 they did a great job, and I think our maintenance  
18 department reflects that. Our residents are also  
19 giving us very, very positive comments that they  
20 haven't seen these buildings this clean in quite a  
21 while.

22 And I think we have to keep in mind  
23 that this is a public health emergency. These  
24 buildings need to be, number one, cleaned, because  
25 if they are not cleaned, the disinfecting doesn't

1 work as well, so I do think that there is some real  
2 value contained here.

3 Second, on the future contract, we were  
4 kind of surprised, I think Emil and I going through  
5 it, and our staff was surprised at the low number on  
6 the state contract side. But the attraction there  
7 for me and for us, I believe, is that if we go into  
8 the state contract, if the first cleaning doesn't  
9 come up to our standards, it is going to be a much  
10 easier job than the last round because the buildings  
11 are already essentially clean, I think that it is  
12 going to be easy to switch off and go to the next  
13 bidder in the bids we took as well.

14 So even though I share your concern,  
15 Commissioner, as we talked about earlier, I do share  
16 your concern that this may be a bit low, but I  
17 wouldn't want to let that money be on the table and  
18 not take the opportunity to use a state approved  
19 contractor and have them in and see how they do.

20 If they do not do the type of job that  
21 we expect, it would be very easy under the state  
22 contract and under the agreement we are going to  
23 enter into with them, to say: Thanks for coming in.  
24 You guys did a -- you know, you did what you did on  
25 us, and then we go to the next bidder.

1 I think the timing works on that,  
2 because the bids that we took are still going to be  
3 effective for about a 60-day period. We can have  
4 them in. Have them run through their process and  
5 see how they do.

6 If not, we can go to the next bidder,  
7 which I think, Commissioner Impastato, is that more  
8 middle ground that you are talking about bidder,  
9 that came in, that was the lowest bidder on our  
10 actual bid. So I think it is worth the experiment  
11 to have them in, because we are already essentially  
12 up to that level.

13 COMMISSIONER IMPASTATO: Yeah. I agree  
14 with that.

15 I do also find it alarming that Made in  
16 Hoboken didn't present a bid for this go-around,  
17 which is also very concerning to me.

18 Thank you for explaining that.

19 CHAIRMAN MELLO: All right.

20 Any other questions or comments?

21 MR. HAROLD FITZPATRICK: I have a  
22 comment, Mr. Chair.

23 It relates to the issue of the state  
24 contract. Even though we took public bids pursuing  
25 to materials that were prepared, the actual result

1 is that those bids, as the Executive Director said,  
2 are still technically pending, and they can pend for  
3 60 days from the time they were received. So that  
4 means they could pend until the August meeting of  
5 the Authority.

6 Meanwhile, in the interest of baseball  
7 starting up again, we had a curve ball. The curve  
8 ball is that the state contract provides for unique  
9 circumstances. This contractor with the state that  
10 we are going to now hire has special treatment  
11 because of their not for profit status and the  
12 people that they employ.

13 However, there is a condition you will  
14 see in the resolution that speaks to the question of  
15 whether or not the pay on an hourly basis that their  
16 employees will receive, which the state has  
17 approved, is acceptable in terms of what are called  
18 Davis-Bacon wages, which has to do with the fact  
19 that the feds have a special law, Davis-Bacon law,  
20 that provides for their own level of wages.

21 And Matthew and I spent a lot of time  
22 this week and looked into the terms of the state  
23 contract and determined that the hourly rates  
24 ordinarily in the state are lower than the  
25 Davis-Bacon wages. But we have conditioned this

1 contract on the state contractor paying Davis-Bacon  
2 wages to the extent they are required under HUD  
3 procedures to do so, and that condition still needs  
4 to be clarified.

5 I am not sure, Emil, whether or not you  
6 have gotten a clarification as of tonight.

7 MR. KOTHERITHARA: No, sir. I have  
8 not.

9 MR. HAROLD FITZPATRICK: So the bottom  
10 line to the Commissioners is: There's a condition  
11 in the resolution that needs to be satisfied in  
12 order for the Executive Director to go forward with  
13 this contract.

14 We need to clarify this issue of wage  
15 rates, because there is no question that the state  
16 wage rates, Commissioner Impastato, are less than  
17 the Davis-Bacon wages, and that would mean that  
18 anybody who has this special treatment can under  
19 ordinary circumstances have a contract that is less  
20 than anybody else can bid only because they are  
21 allowed to pay lower wages, which we are not going  
22 to allow them to do.

23 COMMISSIONER IMPASTATO: So would that  
24 raise the amount of the contract?

25 MR. HAROLD FITZPATRICK: It is not



1 going to change the amount of the contract, if they  
2 do what they told us, which is as part of their  
3 contract, they will indeed pay the rates that we  
4 require, and it won't change their numbers.

5 COMMISSIONER LEWIT: Now, if I can add  
6 one thing. Davis-Bacon is usually about 40 percent  
7 more cost per project.

8 MR. HAROLD FITZPATRICK: Matthew has  
9 all of those numbers, if you would like them.

10 Do you want to go through them, Matt?

11 MR. MATTHEW FITZPATRICK: I can, if  
12 the Commissioner would like.

13 MR. HAROLD FITZPATRICK: Sorry?

14 MR. MATTHEW FITZPATRICK: I said I can  
15 if the Commissioner would like.

16 CHAIRMAN MELLO: I mean, is it  
17 necessary? I mean, it's not that we are --

18 COMMISSIONER IMPASTATO: It is not --  
19 it's not 40 percent more than what the amount is --

20 COMMISSIONER LEWIT: Yeah.

21 (Commissioners speaking at the same  
22 time)

23 MR. HAROLD FITZPATRICK: Well, the  
24 rates are 40 percent more, but we are not going to  
25 pay 40 percent more. They told us that for the same

1 contract amount, they are going to pay the higher  
2 wages.

3 COMMISSIONER IMPASTATO: So it is the  
4 same amount for the Housing Authority of Hoboken to  
5 pay this company. They are just going to make less.

6 COMMISSIONER SMITH: Correct.

7 MR. MATTHEW FITZPATRICK: So they are  
8 committed to paying essentially that 19,  
9 20,000-dollar amount and to paying Davis-Bacon  
10 rates, and we just wanted to be a little bit more  
11 sure and make sure that everyone is on the same  
12 page. That is why the condition in the resolution  
13 is before you to condition it upon the Director  
14 being satisfied that everyone understands that the  
15 price the Housing Authority is paying is not  
16 dependent upon what they pay.

17 EXECUTIVE RECKO: And the real key  
18 there is for the State to say they have no problem  
19 with that process. And once they say that, we are  
20 good.

21 MR. MATTHEW FITZPATRICK: And that  
22 minor technicality, I will point out that this  
23 resolution was revised and when it was, the caption  
24 was revised. However, on the agenda it was not.

25 So the caption of the resolution before

1 you is actually a resolution of the Housing  
2 Authority of the City of Hoboken to award a contract  
3 for janitorial services, which matches the State  
4 contract language.

5 CHAIRMAN MELLO: All right.

6 COMMISSIONER IMPASTATO: I have a  
7 question for my colleagues.

8 Is anybody else concerned that we just  
9 paid a company a hundred-thousand dollars to do the  
10 same amount of work, maybe a little more, but we are  
11 going to now pay 19,000?

12 Does anybody have a question or a  
13 comment about that?

14 COMMISSIONER SMITH: Well, considering  
15 that it's a non for profit, again, they might be  
16 making -- just breaking even. They are not trying  
17 to make money on the deal, and again, hearing the  
18 type of workers, I am thinking maybe it's some kind  
19 of prisoner release program. Again, I am not going  
20 to comment too much on that. But, again, I am just  
21 thinking that they are not looking to make a profit.  
22 They are looking to employ people. That's the goal  
23 of their business, so maybe that is why the contract  
24 is so low --

25 COMMISSIONER IMPASTATO: And is that

1 also --

2 COMMISSIONER SMITH: -- and we're not  
3 getting the same level of service. It's not the  
4 initial cleaning. From what I understand, there is  
5 initial cleaning, and then there's maintenance, and  
6 this is basically the maintenance of it.

7 I am trying to see where maybe,  
8 reasonably, it may be about 35, 40,000, but again,  
9 we have a company that is not looking to make a  
10 profit, that is just looking to employ workers. I  
11 can see where that difference comes in.

12 CHAIRMAN MELLO: And also, I mean, I  
13 agree with you, Commissioner Smith, and we are  
14 talking about a pretty ambiguous word when we say  
15 "cleaning," particularly with our buildings. And  
16 it's like the difference between getting a car wash,  
17 where they are raising some money for a charity and  
18 getting your car detailed. I mean, it is a  
19 different kind of cleaning, and the initial cleaning  
20 was a very in-depth cleaning, and you know, I  
21 believe the Director has told me that they were like  
22 down on their hands and knees with razor blades, and  
23 it was a different kind of cleaning than the second  
24 round will be.

25 COMMISSIONER IMPASTATO: There's no way

<p style="text-align: center;">66</p> <p>1 it's \$80,000 more.</p> <p>2 COMMISSIONER SMITH: Don't get me</p> <p>3 wrong, Andrew. I'm just saying we could definitely</p> <p>4 use a sandblasting in the building, which was</p> <p>5 something I had talked about, but I don't know what</p> <p>6 the ramifications of that would be with no</p> <p>7 ventilation. But the cleaning that they did, again,</p> <p>8 to my visits to the buildings and knowing the</p> <p>9 history of those buildings, I think they did a good</p> <p>10 job.</p> <p>11 CHAIRMAN MELLO: All right.</p> <p>12 Any further questions?</p> <p>13 Could we have a vote, please?</p> <p>14 EXECUTIVE DIRECTOR RECKO: H. Forman?</p> <p>15 COMMISSIONER FORMAN: Yes.</p> <p>16 EXECUTIVE DIRECTOR RECKO: A.</p> <p>17 Impastato?</p> <p>18 COMMISSIONER IMPASTATO: Yes.</p> <p>19 EXECUTIVE DIRECTOR RECKO: A. Lewit?</p> <p>20 COMMISSIONER LEWIT: Yes.</p> <p>21 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>22 CHAIRMAN MELLO: Yes.</p> <p>23 EXECUTIVE DIRECTOR RECKO: E. Seitzman?</p> <p>24 VICE CHAIR SEITZMAN: Yes.</p> <p>25 EXECUTIVE DIRECTOR RECKO: L. Smith?</p>	<p style="text-align: center;">68</p> <p>1 EXECUTIVE DIRECTOR RECKO: L. Smith?</p> <p>2 COMMISSIONER SMITH: Yes.</p> <p>3 EXECUTIVE DIRECTOR RECKO: L. Vega?</p> <p>4 COMMISSIONER VEGA: Yes.</p> <p>5 CHAIRMAN MELLO: All right. Resolution</p> <p>6 No. 2020-07.05, a resolution to authorize the</p> <p>7 approval of the annual and capital budget for the</p> <p>8 fiscal year October 1st, 2020 through September</p> <p>9 30th, 2021.</p> <p>10 Do I have a motion?</p> <p>11 VICE CHAIR SEITZMAN: Motion.</p> <p>12 CHAIRMAN MELLO: Do I have a second?</p> <p>13 COMMISSIONER LEWIT: Second.</p> <p>14 CHAIRMAN MELLO: Again, this isn't the</p> <p>15 final approval of the budget. This is approval to</p> <p>16 send it down to Trenton.</p> <p>17 Any questions or concerns or comments?</p> <p>18 All right. If we could have a vote,</p> <p>19 please.</p> <p>20 EXECUTIVE DIRECTOR RECKO: H. Forman?</p> <p>21 COMMISSIONER FORMAN: Yes.</p> <p>22 EXECUTIVE DIRECTOR RECKO: A.</p> <p>23 Impastato?</p> <p>24 COMMISSIONER IMPASTATO: Yes.</p> <p>25 EXECUTIVE DIRECTOR RECKO: A. Lewit?</p>
<p style="text-align: center;">67</p> <p>1 COMMISSIONER SMITH: Yes.</p> <p>2 EXECUTIVE DIRECTOR RECKO: L. Vega?</p> <p>3 COMMISSIONER VEGA: Yes.</p> <p>4 CHAIRMAN MELLO: All right. Resolution</p> <p>5 2020-07.04, a resolution to approve the amp budgets</p> <p>6 for the Housing Authority of the City of Hoboken.</p> <p>7 Do I have a motion?</p> <p>8 VICE CHAIR SEITZMAN: Motion.</p> <p>9 CHAIRMAN MELLO: Do I have a second?</p> <p>10 COMMISSIONER SMITH: Second.</p> <p>11 CHAIRMAN MELLO: Any questions or</p> <p>12 comment?</p> <p>13 Director, if we could have the vote,</p> <p>14 please?</p> <p>15 EXECUTIVE DIRECTOR RECKO: H. Forman?</p> <p>16 COMMISSIONER FORMAN: Yes.</p> <p>17 EXECUTIVE DIRECTOR RECKO: A.</p> <p>18 Impastato?</p> <p>19 COMMISSIONER IMPASTATO: Yes.</p> <p>20 EXECUTIVE DIRECTOR RECKO: A. Lewit?</p> <p>21 COMMISSIONER LEWIT: Yes.</p> <p>22 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>23 CHAIRMAN MELLO: Yes.</p> <p>24 EXECUTIVE DIRECTOR RECKO: E. Seitzman?</p> <p>25 VICE CHAIR SEITZMAN: Yes.</p>	<p style="text-align: center;">69</p> <p>1 COMMISSIONER LEWIT: Yes.</p> <p>2 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>3 CHAIRMAN MELLO: Yes.</p> <p>4 EXECUTIVE DIRECTOR RECKO: E. Seitzman?</p> <p>5 VICE CHAIR SEITZMAN: Yes.</p> <p>6 EXECUTIVE DIRECTOR RECKO: L. Smith?</p> <p>7 COMMISSIONER SMITH: Yes.</p> <p>8 EXECUTIVE DIRECTOR RECKO: L. Vega?</p> <p>9 COMMISSIONER VEGA: Yes.</p> <p>10 CHAIRMAN MELLO: All right.</p> <p>11 And the final resolution for this</p> <p>12 evening is Resolution No. 2020-07.06, a resolution</p> <p>13 to award a contract for a resident service program</p> <p>14 provider.</p> <p>15 Could I have a motion?</p> <p>16 VICE CHAIR SEITZMAN: Motion.</p> <p>17 CHAIRMAN MELLO: Can I have a second?</p> <p>18 COMMISSIONER FORMAN: Second.</p> <p>19 CHAIRMAN MELLO: Any questions or</p> <p>20 comment?</p> <p>21 Can I have a vote, please?</p> <p>22 EXECUTIVE DIRECTOR RECKO: H. Forman?</p> <p>23 COMMISSIONER FORMAN: Yes.</p> <p>24 EXECUTIVE DIRECTOR RECKO: A.</p> <p>25 Impastato?</p>

1 COMMISSIONER IMPASTATO: Yes.  
 2 EXECUTIVE DIRECTOR RECKO: A. Lewit?  
 3 COMMISSIONER LEWIT: Yes.  
 4 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 5 CHAIRMAN MELLO: Yes.  
 6 EXECUTIVE DIRECTOR RECKO: E. Seitzman?  
 7 VICE CHAIR SEITZMAN: Yes.  
 8 EXECUTIVE DIRECTOR RECKO: L. Smith?  
 9 COMMISSIONER SMITH: Yes.  
 10 EXECUTIVE DIRECTOR RECKO: L. Vega?  
 11 COMMISSIONER VEGA: Yes.  
 12 CHAIRMAN MELLO: All right.  
 13 Just new business, and those committees  
 14 were distributed. I made myself Chair of the new  
 15 committee, but, you know, Mr. Smith -- Commissioner  
 16 Smith, it was really your suggestion. I thought it  
 17 was a great one, because I think we all had those  
 18 concerns about just getting to know the list better.  
 19 So either yourself or Commissioner  
 20 Vega, please reach out to me when it would be most  
 21 convenient for you to have meetings, you can shoot  
 22 me a text. You can email me, and we will start  
 23 getting those meetings going. It will really be an  
 24 education process because I think more than anything  
 25 that would have some real utility and just talk to

1 our residents who get continually frustrated with  
 2 the list.  
 3 Beyond that, you know, that goes for  
 4 every committee, and let's keep these committees  
 5 active. This is the first time we had a full Board  
 6 in I don't remember when. So it's good to see you,  
 7 and I hope everybody is happy with their committee  
 8 assignments, and let's dig in and get some stuff  
 9 done. All right.  
 10 I don't believe anybody else has any  
 11 new business.  
 12 All right.  
 13 Motion to adjourn?  
 14 VICE CHAIR SEITZMAN: Motion.  
 15 CHAIRMAN MELLO: Second?  
 16 COMMISSIONER FORMAN: Second.  
 17 CHAIRMAN MELLO: All in favor?  
 18 (All Board members answered in the  
 19 affirmative).  
 20 EXECUTIVE DIRECTOR RECKO: Thank you,  
 21 all.  
 22 CHAIRMAN MELLO: All right. Good  
 23 night, everybody.  
 24 (The meeting was concluded at 8:30  
 25 p.m.)

## C E R T I F I C A T E

1  
 2  
 3 I, PHYLLIS T. LEWIS, a Certified Court  
 4 Reporter, Certified Realtime Court Reporter, and  
 5 Notary Public of the State of New Jersey, do hereby  
 6 certify that the foregoing is a true and accurate  
 7 transcript of the proceedings as taken  
 8 stenographically by and before me at the time, place  
 9 and date hereinbefore set forth.  
 10  
 11 I DO FURTHER CERTIFY that I am neither  
 12 a relative nor employee nor attorney nor counsel to  
 13 any of the parties to this action, and that I am  
 14 neither a relative nor employee of such attorney or  
 15 counsel, and that I am not financially interested in  
 16 the action.  
 17  
 18 s/Phyllis T. Lewis, CCR, CRCR  
 19 -----  
 20 PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300  
 21 Notary Public of the State of New Jersey  
 22 My commission expires 11/5/2020.  
 23 This transcript was prepared in accordance with  
 24 NJAC 13:43-5.9.  
 25

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