



HOUSING AUTHORITY OF THE CITY OF HOBOKEN

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BOARD OF COMMISSIONERS MEETING – March 9, 2023, 7:00pm

- PRESENT:** Marc Recko, Executive Director
Commissioner Anthony Forbes
Commissioner Andrew Impastato
Commissioner Aaron Lewit (Absent)
Chairperson Barbara Reyes
Commissioner, Michael Russo
Commissioner, James Sanford (Zoom)
Vice-Chair Erica Seitzman
- COUNSEL:** Matthew Fitzpatrick, ESQ (Zoom)
- STAFF:** Lourdes Priestley, Director of Administration
Emil Kotherithara, Chief Financial Officer (Zoom)
Frank Merchand, Director of Management
Daniel Perez, Resident Service Coordinator
Corinne Richmond, Policy, Public Relations and Special Projects Analyst
Sammy Fermaint, Maintenance Supervisor
Jackie Medina, Maintenance Manager - Natalie Villafane, Property Manager
Yolanda Sissoko, Property Manager - Shawna Oliver, Property Manager
Debrah Boodie, Assistant Manager - Maria DeJesus, Property Manager
- GUEST:** Heyer, Gruel & Associates
John Barree
Kristen Zeiber
Amanda O' Lear
Beatriz Vegara Aller
Sherazad Mehta
Louis Riccio



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MINUTES:

Pledge of Allegiance

Mr. Recko made the roll call; Commissioner Forbes, Commissioner Impastato, Chairperson Reyes, Commissioner Russo, Commissioner Sanford and Vice-Chair Seitzman were present. The Chairperson opened the meeting by stating in accordance with the requirements of the Open Public Meetings Law, Chapter 231 of the Public Laws of 1975 of the State of New Jersey, the Board of Commissioners of the Housing Authority of the City of Hoboken announces that the regular March board meeting has been scheduled for Thursday March 9th, 2023 at 7:00pm. Notice was sent to The Jersey Journal and Star Ledger on Tuesday, February 28, 2022, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Tuesday, February 28,, 2022 with a copy of the agenda to be posted on the bulletin board in City Hall, Hoboken Library, Hoboken Police Department; and posted on the Authority website on Tuesday, February 28, 2023

PUBLIC COMMENT EXECUTIVE DIRECTOR REPORT

- 2023-03.01 Resolution authorizing the acceptance of the Minutes of the Regular Meeting of the Board of Commissioners on February 9, 2023

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

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

- 2023-03.02 Resolution authorizing the payment of the monthly list of bills

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

Commissioner Impastato ask a question and a discussion ensues.

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



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2023-03.03 Resolution of the Housing Authority of the City of Hoboken to Purchase a Utility Vehicle and Accessories

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

Commissioner Impastato ask a question and a discussion ensues.

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

2023-03.04 Resolution of the Housing Authority of the City of Hoboken to Award a Contract for Landscaping Services

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

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

2023-03.05 Resolution of the Housing Authority of the City of Hoboken to Award a Contract for General Legal Services

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

Vice-Chair Seitzman ask a question and a discussion ensues.

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



BOARD OF COMMISSIONERS MEETING – March 9, 2023, 7:00pm

2023-03.06 Resolution of the Housing Authority of the City of Hoboken to Award a Contract for Special Legal Services-Litigation

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

Chair Reyes ask a question and a discussion ensues.

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

2023-03.07 Resolution of the Housing Authority of the City of Hoboken to Award a Contract for Security Consultant Services

Vice-Chair Seitzman made the motion and Chair Reyes seconded.

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

2023-03.08 Resolution of the Housing Authority of the City of Hoboken to Reopen its Public Housing Waiting List for Zero-Bedroom and One-Bedroom Units

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

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

2023-03.09 Resolution of the Housing Authority of the City of Hoboken to Reopen its Housing Choice Voucher Program Waiting List for Zero-Bedroom and One-Bedroom Units with Respect to Project-Based Vouchers at Fox Hill Gardens

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



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

2023-09.10 Resolution of the Housing Authority of the City of Hoboken to Award a Contract For Resident Services Program Providers

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

Commissioner Impastato ask a question and a discussion ensues.

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

NEW BUSINESS

Chairperson Mello ask if all in favor of adjournment.

All board members answered in the affirmative.

(The meeting concluded at 10:10pm)

