



HOUSING AUTHORITY OF THE CITY OF HOBOKEN

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BOARD OF COMMISSIONERS MEETING – March 14, 2024, 7:00pm

PRESENT:

Marc Recko, Executive Director
Commissioner Anthony Forbes (Zoom Video 7:25pm)
Commissioner Andrew Impastato (Zoom Video)
Commissioner Aaron Lewit (Absent)
Chairperson Barbara Reyes
Commissioner, Michael Russo
Commissioner, James Sanford (in person 7:20pm)
Vice-Chair Erica Seitzman

COUNSEL:

Matthew Fitzpatrick, ESQ

STAFF:

Lourdes Priestley, Director of Administration (Zoom Video 8:20pm)
Emil Kotherithara, Chief Financial Officer (Zoom Video)
Frank Merchand, Director of Management
Daniel Perez, Resident Service Coordinator
Becky Espinosa, Administrative Manager
Jackie Medina, Maintenance Manager
Sammy Fermaint, Maintenance Supervisor
Yolanda Sissoko, Property Manager (Zoom Video)
Shawna Oliver, Property Manager
Maria DeJesus, Property Manager – Lydia Rodriguez, Property Manager

MINUTES:

Pledge of Allegiance

Mr. Recko made the roll call; Commissioner Forbes (Absent), Commissioner Impastato, Chairperson Reyes, Commissioner Russo, Commissioner Sanford (Absent) 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 14, 2024 at 7:00pm. Notice was sent to The Jersey Journal and Star Ledger on Monday, March 4, 2024, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Monday, March 4, 2024 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 Monday March 14, 2024.



PUBLIC COMMENT
EXECUTIVE DIRECTOR REPORT



2024-03.01 Resolution authorizing the acceptance of the Minutes of the Regular Meeting of the Board of Commissioners on March 14, 2024

Vice-Chair Seitzman made the motion and Commissioner Russo 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 Lewit "Absent"

Commissioner Sanford voted "No"

2024-03.02 Resolution authorizing the payment of the monthly list of bills

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

Commissioner Sanford ask a question and a discussion ensues.

Commissioner Russo ask a question and a discussion ensues.

Commissioner Impastato 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 Lewit "Absent"

Commissioner Sanford voted "No"

2024-03.03 Resolution to Amend its Housing Choice Voucher Program ("HCVP") Administrative Plan to Allow for Project Based Voucher

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, Chairperson Reyes, Commissioner Russo, Commissioner Sanford and Vice-Chair Seitzman voted "Yes"

Commissioner Lewit "Absent"

Commissioner Impastato voted "No"



2024-03.04 **TABLED Resolution to Reopen its Housing Choice Voucher Program Waiting List for Two-Bedroom Units with Respect to Project-Based Voucher at Fox Hill Gardens**

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

Chairperson Reyes ask a question and a discussion ensues.
Commissioner Russo ask a question and discussion ensues.
Commissioner Sanford ask a question and discussion ensues.

Motion to Table

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, Commissioner Sanford and Vice-Chair Seitzman voted "Yes"
Commissioner Lewit "Absent"

2024-03.05 **TABLED Resolution of the Housing Authority of the City of Hoboken to Award a Contract for General Legal Services**

Motion to Table

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

Vice-Chair Seitzman ask a question and a discussion ensues.
Commissioners Rev. Forbes 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"

2024-03.06 **TABLED Resolution to Reopen its Public Housing Authority Waiting List for Two-Bedroom, Three-Bedroom and Four Bedroom Units.**

Motion to Table

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, Commissioner Sanford and Vice-Chair Seitzman voted "Yes"
Commissioner Lewit "Absent"

2024-03.07 Resolution to Purchase a Security Network Switching Upgrades.

Commissioner Russo made the motion a Vice-Chair Seitzman and 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 Lewit "Absent"
Commissioner Sanford voted "No"

2024-03.08 Resolution to Award a Contract for Harrison Gardens Interior Stairwell Renovations.

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

Chairperson Reyes ask a question and a discussion ensues.

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

2024-03.09 Resolution to Award a Contract for Harrison Gardens Physical Security Enhancements.

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 Lewit "Absent"
Commissioner Sanford voted "No"



2024-09.10 Resolution to Award a Contract for the Supply of Residential Appliances.

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

Commissioner 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 and Vice-Chair Seitzman voted "Yes"

Commissioner Lewit "Absent"

Commissioner Sanford voted "No"

2024-03.11 Resolution to Award a Contract for a General Construction Services Contract.

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

Commissioners Rev. Forbes ask a question and a discussion ensues.

Commissioner Russo 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 Lewit "Absent"

Commissioner Sanford voted "No"

2024-03.12 Resolution to Award a Contract for Computer Maintenance Service.

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 Lewit "Absent"

Commissioner Sanford voted "No"



2024-03.13 Resolution to Award a Contract for General Legal Services.

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

Commissioner Russo ask a question and a discussion ensues.

Commissioner Sanford ask a question and a discussion ensues.

Commissioner Impastato ask a question and a discussion ensues.

Commissioner Sanford made a motion to table to avoid some awkward discussions

Motion fails due to second.

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 Lewit "Absent"

Commissioner Sanford voted "No"

2024-03.14 Resolution to Award a Contract for Special Legal Services-Litigation

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

Chairperson Reyes ask a question and a discussion ensues.

Commissioner Russo ask a question and a discussion ensues.

Commissioner Sanford ask a question and a discussion ensues.

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

Commissioner Lewit "Absent"

Commissioner Sanford voted "Abstain"

2024-03.15 Resolution to Award a Contract for Resident Services Program Providers. H.O.P.E.S. Community Action Partnership Incorporated

Vice-Chair Seitzman made the motion and Commissioner Russo 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, Commissioner Russo and Vice-Chair Seitzman voted "Yes"
Commissioner Lewit "Absent"
Chairperson Reyes voted "Abstain"
Commissioner Sanford voted "No"

2024-03.16 Resolution to Award a Contract for Resident Services Programs Providers HIVE Sports Foundation.

Vice-Chair Seitzman made the motion and Commissioner Russo 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 Lewit "Absent"
Commissioner Sanford voted "No"

2024-03.17 Resolution to Extend the Contract for Electrical Services.

Vice-Chair Seitzman made the motion and Commissioner Russo 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 Lewit "Absent"
Commissioner Sanford voted "No"

2024-03.18 Resolution to Extend the 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 Lewit "Absent"
Commissioner Sanford voted "No"



NEW BUSINESS

Chairperson Reyes ask if all in favor of adjournment.
All board members answered in the affirmative except Commissioner Sanford
(The meeting concluded at 9:11pm)