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2
3 REGULAR MEETING OF THE BOARD :
4 OF COMMISSIONERS OF THE HOBOKEN : THURSDAY
HOUSING AUTHORITY OF THE CITY : MAY 11, 2023
OF HOBOKEN : 7:00 P.M.

5 -----

6 HELD IN PERSON AT
7 221 JACKSON STREET
HOBOKEN, NEW JERSEY

8 BEFORE:

9 CHAIRPERSON BARBARA REYES
10 VICE-CHAIRPERSON ERICA SEITZMAN
COMMISSIONER MICHAEL RUSSO
COMMISSIONER ANDREW IMPASTATO (via Zoom)
11 COMMISSIONER AARON LEWIT
COMMISSIONER JAMES SANFORD
12 COMMISSIONER ANTHONY FORBES (absent)

13
14 A P P E A R A N C E S:
FITZPATRICK & WATERMAN, ESQS.,
15 BY: MATTHEW FITZPATRICK, ESQ.
Attorneys for the Board.

16
17 A L S O P R E S E N T:

18 MARC A. RECKO, EXECUTIVE DIRECTOR
19 LOURDES PRIESTLEY, Director of Administration
FRANK MERCHAND, Director of Management (absent)
EMIL KOTHERITHARA, CFO (via Zoom)
20 DANIEL PEREZ

21
22 THERESA L. TIERNAN, CCR, RMR
23 CERTIFIED COURT REPORTER
24 (201) 925-7474
25

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1 CHAIRPERSON REYES: Can we stand for
2 the salute, please.

3 (Pledge of Allegiance recited at this time.)

4 CHAIRPERSON REYES: I would like to
5 advise those present that the notice of this regular
6 meeting of the Housing Authority of the City of
7 Hoboken has been provided to the public in
8 accordance with the provisions of the Open Public
9 Meetings Act. Notice of this regular Board of
10 Commissioners meeting of Thursday, May 11th, 2023,
11 was given by publication of the regular monthly
12 Board meeting notice of the Authority with
13 amendments as necessary and was sent to the Jersey
14 Journal and Star Ledger as a public notice on
15 Tuesday, May 2nd, 2023, as notification to the
16 general public of the meeting and sent to the City
17 Clerk of Hoboken on Tuesday, May 2nd, 2023, with a
18 copy of the agenda to be posted on the bulletin
19 board in City Hall, the Hoboken Library, and Hoboken
20 Police Department, and posted on the Authority
21 website on Tuesday, May 2nd, 2023.

22 I direct the minutes of this meeting to
23 state that I have announced that adequate notice of
24 this meeting has been given as required by the Open
25 Public Meetings Act.

1 COMMISSIONER RUSSO: Director?
2 CHAIRPERSON REYES: Director, roll
3 call?
4 EXECUTIVE DIRECTOR RECKO: Anthony
5 Forbes?
6 Andrew Impastato?
7 COMMISSIONER IMPASTATO: Present.
8 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
9 COMMISSIONER LEWIT: Here.
10 EXECUTIVE DIRECTOR RECKO: Barbara
11 Reyes?
12 CHAIRPERSON REYES: Here.
13 EXECUTIVE DIRECTOR RECKO: Michael
14 Russo?
15 COMMISSIONER RUSSO: Present.
16 EXECUTIVE DIRECTOR RECKO: James
17 Sanford?
18 COMMISSIONER SANFORD: Here.
19 EXECUTIVE DIRECTOR RECKO: Erica
20 Seitzman?
21 COMMISSIONER SEITZMAN: Here.
22 COMMISSIONER IMPASTATO: You guys got
23 me as present, right?
24 CHAIRPERSON REYES: Yes.
25 EXECUTIVE DIRECTOR RECKO: Yes.

1 COMMISSIONER IMPASTATO: Thanks.

2 CHAIRPERSON REYES: Shanah Walker.

3 I would just -- I would just like to
4 remind everyone and anyone who signed up to speak,
5 you have five minutes to speak. When you are within
6 your one minute, Erica will let you know that you
7 have one minute left, and I ask that you all be
8 respectful of the Board, the Commissioners, as well
9 as the staff of the Housing Authority.

10 I would also like to announce that this
11 meeting is being recorded and it is also on video.
12 So I just want to let everyone know, okay?

13 MS. WALKER: Hi, my name is Shanah
14 Walker, S-H-A-N-A-H, W-A-L-K-E-R.

15 Yeah, I live at 501 Marshall Drive.
16 Yeah. I just want to talk about I had a party for
17 my niece in my house on Saturday?

18 VOICE: Saturday.

19 MS. WALKER: May 6th. And the park is
20 always locked. Why is that park always locked? And
21 the kids can't go in it. They have to climb over
22 the gate, and she got a big bump on her head on her
23 birthday party, to climb it up. She said Tete they
24 have to climb the gate because the gate was locked.
25 I sent them all outside because it was nice that

1 day, and I said to them instead of staying in the
2 house, I said, "Go to park," it's outside so I could
3 see right the park out my window. So, I'm like,
4 they came back and said, "Tete, the park is locked."
5 I'm like, "Well, why is the park locked on the
6 weekends?" Why? That park needs to be opened every
7 weekend for them kids. Them kids are constantly
8 climbing that gate, getting bumps on their heads,
9 climbing through the little cracks and the little
10 creaks, whatever they get it open at. That's -- and
11 the rats. I can't. I can't. They chasing us home.
12 Literally chasing us home. That garbage in front of
13 501 is just feeding them. It's feeding them.
14 That's what they're doing. And then my friend that
15 just moved here from Jersey City, she just moved in,
16 she lives in -- the rat was in her car in the
17 exhaust pipe. She took it to the auto shop and they
18 said, "Oh, there's a rat in there." I said that's
19 ridiculous. That's very ridiculous with the rats.
20 And then the garbage compactor room.
21 Compactor thing. Every time I turn around it's full
22 to the top that they have to put garbage bags.
23 Like, I don't like it. I don't like roaches. I
24 don't like mice. I don't look none of that. I
25 don't want none of it. And we complain all the

1 time. And I've been calling, but thank you for
2 listening. Thank you.

3 CHAIRPERSON REYES: Thank you, Ms.
4 Walker.

5 Director, can I had ask a question?

6 EXECUTIVE DIRECTOR RECKO: You may.

7 CHAIRPERSON REYES: Why is the park
8 closed?

9 EXECUTIVE DIRECTOR RECKO: The park is
10 closed because there's a tripping hazard in the
11 park. There was vandalism done to the park --

12 VOICE: What was in the park?

13 VOICE: Vandalism.

14 EXECUTIVE DIRECTOR RECKO: And, yeah,
15 there was vandalism done to the park.

16 CHAIRPERSON REYES: Guys, guys, please.

17 EXECUTIVE DIRECTOR RECKO: And the
18 surface was pulled up. So there's a big section
19 where the surface is pulled up and we have it under
20 contract to be repaired, but it is a tripping hazard
21 right now, so people shouldn't be climbing the
22 fences or allowing the children to do that until we
23 get it fixed.

24 There's other parks that are open. Our
25 other parks are open right now.

1 CHAIRPERSON REYES: Guys, please. I'm
2 going to ask you to please --

3 EXECUTIVE DIRECTOR RECKO: The
4 contractor has promised that before Memorial Day it
5 will be fixed and we can open it back up.
6 Everything else is working, the water is ready to
7 go, but we cannot open that back up until that is
8 fixed because it's a liability issue with us.

9 CHAIRPERSON REYES: And that's the park
10 over by 560 Marshall, correct?

11 EXECUTIVE DIRECTOR RECKO: Yeah -- no,
12 it's the water park behind.

13 CHAIRPERSON REYES: I think --

14 MS. WALKER: No, I'm talking about the
15 501, 501, the one behind 501. Not the water one.
16 We don't have water --

17 CHAIRPERSON REYES: Next to the
18 basketball courts.

19 EXECUTIVE DIRECTOR RECKO: The
20 basketball courts, my understanding is that's open
21 every day, that's what --

22 MS. WALKER: No, it's not.

23 EXECUTIVE DIRECTOR RECKO: Okay. So we
24 apologize then, because I am told that's that open
25 every day.

1 MS. WALKER: Yeah, well, that's a lie.
2 I'm going to take pictures and see.

3 COURT STENOGRAPHER: I can't -- I can't
4 -- I can't take it with them all talking.

5 CHAIRPERSON REYES: I'm going to ask
6 you to please be respectful. We're trying to answer
7 the questions and get your questions answered and
8 your problems solved. So, please be respectful.

9 Yeah. Go ahead, Sammy.

10 MR. FERMAINT: So the parks need to
11 power washed, not only when they stay open, you have
12 people that shouldn't be in there using it as
13 bathrooms. So, we did have to close them until they
14 get properly cleaned and disinfected. We did that
15 process last week. We power washed the park to made
16 sure everything was cleaned up. So, those parks are
17 open. The only park that is closed is the water
18 park until probably next week, until the contractor
19 comes in and does the repairs. But the parks, I
20 work every other weekend. When I'm here, that park
21 is open, and I'm pretty sure my other supervisor
22 makes sure that those parks are opened as well. But
23 we were working on them and we were doing power
24 washing and making sure they were disinfected.

25 EXECUTIVE DIRECTOR RECKO: Again, I

1 thought that 501 Park was open.

2 MR. FERMAINT: Yes, yes. We opened the
3 one side. We don't open the other side. So, we
4 open the side where the basketball court is at.

5 CHAIRPERSON REYES: Yeah, that's always
6 been.

7 EXECUTIVE DIRECTOR RECKO: All right.

8 CHAIRPERSON REYES: So can we just make
9 that that happens?

10 MR. FERMAINT: Absolutely.

11 CHAIRPERSON REYES: And I'm telling you
12 because I spend a lot of time down there. My sister
13 lives in that area, she has children in that area,
14 and I have personally seen the kids climbing the
15 gate.

16 VOICE: Thank you, Barbara.

17 CHAIRPERSON REYES: And it's a problem.
18 It's not a problem from this year, it's a problem
19 that has -- that occurred last year as well, and I
20 think it was brought to this Board. So, I think
21 it's really important, and I also think it's really
22 important for us as a Housing Authority to
23 communicate with our residents because what you just
24 said, Sammy, that the park was closed because they
25 weren't power washed, I know us, as Commissioners,

1 were informed last month that they were going to
2 be -- that they were going to be power washed. At
3 no moment were we informed to the park would be
4 closed while this was happening. So it's important
5 for us to send fliers to our residents to say guys,
6 please understand that the park is being -- is
7 closed, but it's closed because of this, not because
8 someone is not opening it. Okay? I think it would
9 stop all of this, what's going on.

10 VOICE: Thank you, Barbara.

11 EXECUTIVE DIRECTOR RECKO: And I would
12 just like to emphasize, too, I think many of you
13 have my cell phone. If you find one of those parks
14 are locked, please call me directly. Please call me
15 directly.

16 My understanding was that they were
17 opened, so we apologize.

18 CHAIRPERSON REYES: And the rats issue,
19 the only thing I could say is it's a citywide
20 problem. We're working with it. We're working on
21 it. The City is working on it and we're trying our
22 best to stop it. We do need the residents' help,
23 because I know what happens. I live here. I see
24 people -- there's a garbage can, it's empty and they
25 will throw the garbage on the floor next to the

1 garbage can. So, you guys don't want rats, you
2 don't want them running in the streets, but we're
3 not helping the situation by throwing it on the
4 floor.

5 So, we can always say: What is Housing
6 Authority doing? We, the residents, have to take
7 pride of where we live and what we do and we need
8 your help, but if you see someone throw the garbage
9 on the floor say, "Excuse me. Can you throw it in
10 the garbage? You're right there." It doesn't --
11 it's the going to hurt you. So, I ask, I'm telling
12 you guys as a resident, not as a Commissioner
13 because I don't like rats either, I know when I see
14 it, I pick it up and I throw it in the garbage, but,
15 again, we need your help. We need you guys to also
16 help us. We cannot -- we don't have enough
17 maintenance staff to go around eight hours a day to
18 pick up garbage that people just decide to throw on
19 the floor. So --

20 VOICE: Make sure you tell them about
21 the skunk that won't let you in the building today.

22 CHAIRPERSON REYES: They know.

23 COMMISSIONER RUSSO: We're having that
24 for dinner.

25 (Laughter.)

1 VOICE: They wouldn't let it in the
2 building.

3 CHAIRPERSON REYES: Patricia Waiters.

4 MS. WAITERS: For quality assurance
5 purposes, five minutes. I want to time myself.

6 COURT STENOGRAPHER: Don't talk too
7 fast for me.

8 MS. WALKER: Hey, how you been?

9 Let me just say this on the record:
10 The vision between our communities will not work
11 with Pat Waiters. Feeling uncomfortable in our skin
12 will not work with Pat Waiters. Stereotyping the
13 HHA residents will not work with Pat Waiters, okay?

14 I'm going to continue to speak up, be a
15 voice and be that help this evening.

16 Tonight I brought the facts and what a
17 mysterious thing Frank isn't here. He was told to
18 me stop making allegations and make facts. He have
19 tried endlessly to divide me and all of his
20 management and it's sad. I have not spoken to Ms.
21 Heit (phonetic) since my mother passed away, who was
22 very close with my mother.

23 So I'm going to tell you the
24 seriousness about joining together and sticking
25 together. We do more as a team than letting people

1 individually break us down and feed you a few crumbs
2 and throw those crumbs in your face and you still
3 living like garbage.

4 Tonight if you notice Ms. Seitzman's
5 face, a smile was on her face because she knew the
6 deal was already cut, because she had the majority
7 of the vote.

8 That is why every time somebody gets
9 sworn in in this Housing Authority, I'm going to
10 come down here and it's like spitting in my face.
11 You might as well call me the "N" word and drag me
12 and hold me down, because you have not given me the
13 opportunity to come and serve these people of the
14 Housing Authority.

15 You are taking a known disregard
16 looking this way. I have facts that's so disturbing
17 right now, I got letters, and I promise them, I
18 don't want them to lose faith in me because when
19 they come to me and say, "Patricia, help me," I
20 promise them I'm going to be discreet. Where they
21 get back out and say, "Well, Pat said this one,"
22 they should automatically know it was a lie up until
23 today, up until today. And you remember this day.

24 This letter here put the topping on the
25 cake. This is how I received it for the last 15

1 years. Someone put "Give this to your mother." Put
2 it in my daughter's windshield, Patricia Waiters,
3 May 6, 2023. Okay? Since y'all think I don't have
4 facts. This person is talking somebody paid me to
5 get in Fox Hill. They want their money back. They
6 being described, and then it's sad is, listen, y'all
7 told me the list wasn't the intent, but with --
8 that's one.

9 We're not giving hope on you,
10 Mr. James, and I just told you, Andrew, outside,
11 y'all please keep helping us because this is not
12 going to be hopeless hope. We're going to get to
13 that point.

14 It gets better.

15 Follow up, 5/25/2001, Ms. Stedman
16 (phonetic), I can't pronounce your last name, Erica
17 and David, here's a complaint. All of these here,
18 and you better take care, because I'm going to give
19 all of y'all a copy. Complaint after complaint
20 after complaint after complaint, but they facts.
21 After I did my due diligence, they was facts. I
22 wrote to the governor. I wrote to governor,
23 Lieutenant Governor Oliver when you got your seat
24 and that appointment because the white people want
25 to have -- want a thing like you said tonight, the

1 Council people said she don't got our vote. Tell
2 Ms. Seitzman don't worry about it. The Governor's
3 office knew nothing about it, but Jen and all of
4 them and said no, so you knew that they -- you got
5 your seat tonight again. Again, when Andrew said
6 no, you was like this, relaxed like it's going to be
7 yeah, I got the vote. Bigger than that. I'm saying
8 this to say this, evidence don't lie. Money wasn't
9 exchanged? Here's the picture, Mr. Recko. This
10 young man blacked himself out. I'm writing this in
11 hopes that you could help me. This is very
12 disturbing. I gave money and my voucher up to move
13 into HHA. Okay? Y'all want facts? But I'm not
14 giving you my facts and my ammunition to put in your
15 gun and shoot me. This will come out in court.
16 I'll deal with you in court.

17 So all of you -- it gets better, baby.
18 I'm going to wrap it up.

19 For all of you that knew the late Benny
20 Moore and the late David Little that moved here in
21 the sixties, my Uncle Davey, my mother. My mother's
22 apartment they using this, as Frank said to me one
23 night he walked out the door, "You don't want to go
24 there. We got dirt on you about your mother's
25 apartment." I'm sharing this with y'all tonight.

1 For you that don't know, these are green certified
2 receipts. The housing owe my mother \$27,000. They
3 was draining my mother on her dying bed. And now
4 this here follow-up from the 20/21st, Mr. Recko, I
5 gave you all of this, but instead of you made me an
6 enemy. You accuse me of calling you a drunk. You
7 accuse me of calling you using drugs. I don't play
8 games like that. I'm professional. I'm concerned
9 about the quality of life. You tampering illegal
10 with the list and you repenting, are going to
11 retaliate against my daughter. Wait, it didn't beep
12 yet. Wait. No, you're interrupting me. I have one
13 minute left. Oh, my gosh. I'm sorry.

14 You retaliated against my daughter,
15 which was in full compliance. I got every sheet in
16 here. She did everything right besides give you
17 money and I don't have it to give and I refuse to,
18 and Mr. Russo, you should know very well -- there
19 you go -- very well what went on in Church Towers
20 with the same mess. I'm not having it.

21 I'm closing saying this: I'm depending
22 on you, Ms. Commissioner, that got reappointed to
23 the Chair. Those four numbers you gave me for HUD,
24 here we go: Fraud Unit, guys; Voucher Unit,
25 Complaints. I went to Newark, One Newark Center,

1 Room 1005, Raymond Boulevard. I did all of this.
2 But you the one, Mr. Michael Russo, put them here.
3 I'm serious, let's start. The same way y'all did
4 Carmelo Garcia, let's start. And I have your
5 paperwork here, too, from June 10th, when you voted
6 and was going step down, and they swore you tonight.

7 I want answers for this too from you.

8 Thank you.

9 CHAIRPERSON REYES: Patricia?

10 MS. WALKER: Yes, ma'am.

11 CHAIRPERSON REYES: I know there's no
12 back and forth, but I think we had this conversation
13 earlier today, and I'm just going to reiterate it.

14 I respect that you state you have all
15 this evidence, and if you do, I am asking you, and I
16 have continuously asked you, there are proper
17 channels to file these complaints.

18 MS. WAITERS: I did.

19 CHAIRPERSON REYES: Okay. That's
20 fine --

21 MS. WALKER: I did.

22 CHAIRPERSON REYES: And there's also
23 the Hudson County Prosecutor's Office where you can
24 contact --

25 MS. WALKER: I did.

1 CHAIRPERSON REYES: -- them and provide
2 them with all that information.

3 MS. WALKER: Barbara, I did.

4 CHAIRPERSON REYES: Once that -- once
5 that information gets down to us, we'll let them do
6 the investigation and we will handle it from there.

7 MS. WAITERS: Okay. And for the
8 record, during my process, it says the Chair and the
9 Commissioners. My complaint starts with you. You
10 can't take no disregard to it. The same way they
11 did Carmelo, you got to file a complaint, this
12 Board. So when you taking money for each other's
13 campaigns and y'all playing politics, that's why you
14 playing pass the buck.

15 (Simultaneous crosstalk.)

16 CHAIRPERSON REYES: Patricia, I am
17 not --

18 MS. WAITERS: Barbara, not you.

19 CHAIRPERSON REYES: I am not a
20 political -- okay.

21 MS. WAITERS: Barbara, you know where
22 I'm going with this. Not you, you just became the
23 Chair, but don't say I didn't follow your channels.

24 CHAIRPERSON REYES: Patricia, I respect
25 you, but what you just said is very disrespectful --

1 MS. WAITERS: All right. Now --

2 CHAIRPERSON REYES: I am not an elected
3 official.

4 MS. WAITERS: Okay.

5 CHAIRPERSON REYES: Have never tried to
6 be an elected official. Have absolutely no
7 intention --

8 MS. WAITERS: If shoe fit. I'm not
9 talking to you, Barbara, again.

10 CHAIRPERSON REYES: No, but that's not
11 what you said.

12 MS. WAITERS: Okay. I'm not saying
13 that's what I said, but there are people that took
14 money.

15 (Simultaneous crosstalk.)

16 CHAIRPERSON REYES: Patricia, have a
17 good night and --

18 MS. WAITERS: Okay.

19 CHAIRPERSON REYES: -- we can have a
20 conversation at a later time --

21 MS. WAITERS: Yes, we can. But I did
22 what you told me, and then said you.

23 CHAIRPERSON REYES: Please we need to
24 be respectful and watch our words when we speak.

25 MS. WAITERS: Okay. I'm telling you

1 again, you -- I'm telling you, accept my apology
2 because you never ran. The people know who I'm
3 talking about, so don't act like it's not existent,
4 okay? You paid into campaigns, okay?

5 CHAIRPERSON REYES: I'm not an elected
6 official.

7 MS. WAITERS: Mr. Recko. Now that I
8 said the name, you happy?

9 CHAIRPERSON REYES: But you --

10 MS. WAITERS: Not you, Barbara, okay,
11 so we --

12 (Simultaneous crosstalk.)

13 CHAIRPERSON REYES: You cannot make
14 accusations without having --

15 MS. WAITERS: All right. Do you feel
16 better? I just said it ain't you. It's -- I said
17 his name.

18 CHAIRPERSON REYES: It's not about me.
19 It's about being respectful to this whole Board.

20 MS. WAITERS: How is it disrespectful?
21 I got my campaign report.

22 (Simultaneous crosstalk.)

23 CHAIRPERSON REYES: It would be
24 disrespectful to you --

25 MS. WALKER: Barbara --

1 CHAIRPERSON REYES: -- if we accused
2 you of something --

3 MS. WAITERS: Barbara, now you putting
4 it in the light. I got campaign reports.

5 CHAIRPERSON REYES: I cannot put --
6 (Simultaneous crosstalk.)

7 MS. WAITERS: I got campaign reports.

8 CHAIRPERSON REYES: Okay. So, I'm
9 asking you again in public, in the public record --

10 MS. WAITERS: Okay.

11 CHAIRPERSON REYES: -- please bring all
12 that information --

13 MS. WAITERS: It's here.

14 CHAIRPERSON REYES: -- to the Hudson
15 County Prosecutor's Office. If you'd like, I can
16 call for you --

17 MS. WAITERS: Please.

18 CHAIRPERSON REYES: -- and have them do
19 it, okay?

20 MS. WAITERS: But just follow up. Say
21 follow up, because I went already.

22 CHAIRPERSON REYES: You will file the
23 complaint.

24 MS. WAITERS: I'm going to do it. I
25 already did it.

1 CHAIRPERSON REYES: Okay. That's fine.

2 MS. WAITERS: You still got to follow
3 up as the Chair, Barbara.

4 CHAIRPERSON REYES: I will follow up
5 when I receive the documentation of the
6 investigation.

7 MS. WAITERS: Okay. And I'm going to
8 give you a copy of mine tonight.

9 CHAIRPERSON REYES: Okay. And that's
10 fine. Because you have a copy, you give it, but I
11 will not respond until the officials --

12 MS. WAITERS: They will. It will be
13 done.

14 CHAIRPERSON REYES: -- reach out to me.
15 Thank you and you have a good night.

16 MS. WAITERS: Thank you. Okay. You,
17 too.

18 CHAIRPERSON REYES: Adrienne Rawlins?

19 MS. WAITERS: They can't, though. I
20 follow protocol and I'm not political.

21 COURT STENOGRAPHER: Could you just
22 state your name for the record?

23 MS. RAWLINS: Adrienne Rawlins.

24 CHAIRPERSON REYES: Guys, I'm going to
25 ask you to please be respectful when people are

1 speaking --

2 MS. WAITERS: You've got to give
3 respect, Barbara, too --

4 CHAIRPERSON REYES: I do give respect.
5 Patricia --

6 MS. WAITERS: Okay, go go go.

7 CHAIRPERSON REYES: -- I have always
8 respected everyone and anyone --

9 MS. WAITERS: Okay.

10 CHAIRPERSON REYES: -- that has come
11 here --

12 MS. WAITERS: All right, but the truth
13 do hurt a little bit. I'm going to --

14 CHAIRPERSON REYES: It doesn't hurt me.

15 MS. WAITERS: No, not you, it ain't
16 you, Barbara. I'm not opining you.

17 CHAIRPERSON REYES: Okay. Thank you.
18 Adrienne.

19 MS. RAWLINS: Okay. So I did notice
20 there's a resolution to enter in the shared services
21 agreement with the Housing Authority of the Township
22 of Irvington? Why?

23 This is my current rent statement in,
24 this is not a receipt. This is not a receipt.

25 VOICE: Thank you.

1 MS. RAWLINS: This is a receipt. This
2 is what we should be receiving on a monthly basis.
3 If we do not receive a rent receipt, it is against
4 the law.

5 COURT STENOGRAPHER: I can't have them
6 talking in the audience. They have to be quiet.

7 CHAIRPERSON REYES: Guys, if you
8 continue to speak, I'm going to ask the officer to
9 remove you from the room. I cannot have the back
10 and forth while people are speaking.

11 Go ahead, Adrienne.

12 MS. RAWLINS: Tenant advisory, the
13 Resident Advisory Board and the Tenants' Association
14 used to be public. Now it's -- held it privately.
15 I don't agree with that. We need to open it back up
16 to the residents. They need to be able to say and
17 do whatever it is should be done.

18 The Housing Authority's Resident
19 Handbook. I've sent e-mails and there still hasn't
20 been any correction to it. So I found my much
21 better copy of public housing rules that was sent
22 around to every resident, which is readable, and it
23 explains everything a little bit more clearer.
24 Frank has a copy and Lourdes has seen a copy and the
25 Director was supposed to get a copy.

1 I have something here that the
2 residents should get. It is: Please mark the box
3 that best describes your home today. It describes
4 each room, kitchen, bathroom. Do the burners work?

5 COURT STENOGRAPHER: I'm sorry, what?
6 Do the burners work?

7 MS. RAWLINS: Do the burners work?
8 Does the kitchen have a working toaster oven or an
9 oven? And there's all things circled. It's like
10 the residents are doing an inspection and exactly
11 letting housing know what is wrong. This should be
12 handed out to residents on a biweekly, even biweekly
13 or monthly, because there's always something going
14 on, always something breaking in someone's apartment
15 or something happening and it takes housing forever
16 to get things done, which I read in the lease it
17 should be 24 to 48 hours or 72 hours that it should
18 be completed. It shouldn't take weeks or months to
19 get anything fixed or taken care of.

20 And I saw a kid earlier this week
21 playing with a rat, maybe -- yes, he was taking it
22 with a stick and throwing it up. I yelled at him.
23 I told him to go home, wash your hands, stop playing
24 with the rat, but we need notices to go out
25 explaining the dangers. There was a notice a couple

1 of years ago about skunk and how they're part of
2 wildlife, and I have that copy as well. Maybe
3 Housing could do that with the rats just so parents
4 can know what their kids are playing with outside.
5 Although, if -- because the City and the Housing is
6 trying to control this issue -- I said trying,
7 ladies, it's really not happening -- let's try to
8 keep the rats out of the buildings instead of -- you
9 know, we could keep them outside, but they shouldn't
10 be in the buildings. I saw a picture of one sitting
11 outside someone's compactor and it was horrible, so
12 it is what it is.

13 CHAIRPERSON REYES: Thank you,
14 Adrienne.

15 MS. LESSANE: Michelle Lessane, 320
16 Harrison Street.

17 COURT STENOGRAPHER: Could you just
18 spell your last name?

19 MS. LESSANE: L-E-S-S-A-N-E.

20 Good evening, everyone.

21 I have a question. She mentioned the
22 handbook. It says in the handbook about be
23 courteous and peaceful to your neighbors.

24 Well, I don't experience that. I
25 have -- numerous a time I keep calling my manager.

1 I understand kids play. I know what kids play and
2 what kids don't play. I mean, it's out of the
3 ordinary, like they outside. This is what I've been
4 experiencing for almost two years and I have reached
5 out to my manager. I have put complaints in. I
6 even called the Director. He thought everything was
7 fine. I said, "Sir, it is not fine." I mean, my
8 kids are wearing headphones and stuff. I don't
9 think y'all want to live like that. Why should I
10 have to live like that and I have to wait and I have
11 to wait and I have to wait, and it's not fair to me.

12 I have health issues. They saying
13 they're kids? I'm a disabled resident. Just
14 because y'all see me out here moving around doing
15 stuff, y'all don't know the pain and stuff that I go
16 through at night in my body. Right now I'm hurting,
17 but I don't think I should have to live like this.
18 I'm living through hell. I have recordings. I was
19 going to bring it to let you guys hear this
20 dog-gone noise that is from six, 6 o'clock in the
21 morning. It used to be 5:30, now it's 6 o'clock in
22 the morning running through the house, bouncing
23 basketballs and stuff. Like, come on. There's days
24 that my kids want to sleep and they can't. I get up
25 because I'm in pain. I make me coffee to try to

1 make -- do around my house to make it easier for me.
2 But it's not fair. Yous guys have to implement
3 something. If a -- if you getting constant
4 complaint about somebody, something should be done.
5 I gave the lawyer the paperwork with the threat to
6 the guns, okay? My son didn't want to file the
7 charges because he didn't want to go through
8 paperwork with his job. I mean, who wants to go
9 through paperwork over lies and stuff? But this is
10 actual true, like what more power do you need for
11 this resident that keeps giving me and my kids hell?
12 The whole building is scared because they don't want
13 to get confront -- she's very confrontational and
14 which I don't care about being confrontational,
15 because if she want the butt whip, she could get it,
16 but the thing is I shouldn't have to go -- I
17 shouldn't have to go through this. I'm tired. I
18 see -- I call Barbara -- this is another issue -- I
19 call Barbara, I'm like, "What am I going to do?"
20 This girl floods my bathroom. She flooded it twice
21 last -- no, actually three times last month. I have
22 to go to South Carolina go take care of my mom,
23 right? And my kids are calling me, and I'm actually
24 seeing water coming down the ceiling. They want to
25 fix my bathroom? Why fix my bathroom if she's going

1 to keep flooding and she has no consequences?
2 People tell me I don't know what I'm talking about.
3 I know what it got done for her. I recorded her
4 with a snake, her own snake in the tub trying to get
5 the clog out and it was no -- she -- didn't work, so
6 when Housing came, when I called about the flood,
7 she had a car. Like, she should pay the
8 consequences. You keep flooding somebody's house,
9 that's disgusting, rats, roaches, or I'm on the
10 first. What y'all think going to happen after a
11 while? What's going to happen? All these floods
12 that keep happening. Like, I think something should
13 be done. And I talked to Mr. Lewit the other day.
14 I said we would like to meet with y'all, the
15 Resident Advisory Board would like to sit down with
16 y'all Commissioners one night when y'all get an
17 opportunity, let us know. We want to sit down and
18 we want -- this is supposed to be a team effort.
19 It's not a me effort, it's a team effort, all of us
20 coming together. I told Ms. Rice (phonetic), all of
21 us come together and it's a community thing. It's a
22 community. It doesn't matter what color, what race,
23 whatever, it's a community thing. How we can make
24 everything better. Let's sit down and have
25 discussion. No one's no better than nobody. If you

1 making it, good for you, I'm happy for you. One day
2 I'll be there, who knows. But at the time being,
3 it's an effort that we all have to put in, and I am
4 tired. I don't have -- want to come to this meeting
5 no more. I have all my proof. I have everything.
6 So my next thing is a lawyer, because if I'm going
7 to a lawyer with all my stuff, he's going to take my
8 case because I have all my stuff. I have waited and
9 waited and waited. I'm tired. I'm fed up.

10 Now, I'm already -- my daughter was on
11 medication because she can't rest, her nerves is
12 bad, anxiety attack. I had to call the cops. My
13 daughter having anxiety attack while I'm talking to
14 the cops, that's not fair, because this girl is
15 always with some nonsense and nothing is being done
16 to her.

17 Thank you.

18 CHAIRPERSON REYES: Thank you, Ms.
19 Lessane.

20 Lynda Pizarro, 221 Jackson Street.

21 COURT STENOGRAPHER: I'm sorry, what
22 was the name?

23 CHAIRPERSON REYES: Lynda Pizarro.

24 MS. PIZARRO: Just a minute. I've got
25 to wait till my scooter runs.

1 CHAIRPERSON REYES: I was repeating it
2 for the Court Reporter.

3 MS. PIZARRO: I got to wait till my
4 scooter runs.

5 COURT STENOGRAPHER: Could you just
6 spell your last name for me?

7 MS. PIZARRO: P-I-Z-A-R-R-O.

8 COURT STENOGRAPHER: Linda, L-I-N-D-A?

9 MS. PIZARRO: L-Y-N-D-A.

10 Hi, my name is Lynda Pizarro. I live
11 here in this building, 221. I want to -- well,
12 mostly everything I have to say was said, however, I
13 want to reiterate about the rats. However, I don't
14 want to go down to my daughter's building because
15 they even -- I had one run across my scooter,
16 actually run, literally ran, was going so fast that
17 he got scared, I guess, and jumped on top of the
18 scooter and went and it happened so fast I couldn't
19 even do nothing about it, I just -- I was in shock,
20 but it's a bad situation down the other end. We're
21 not that bad to me over here, but it's really bad
22 down the other end with the rats and something needs
23 to be done. I know it's not your fault, Mr. Recko.
24 I don't think you brought them here, but however
25 somebody needs to take them out of here. You

1 understand? Something needs to be done because I
2 have never -- I have lived in here -- I have lived
3 in the Housing Authority -- well, not in the Housing
4 Authority, but I lived in Hoboken for over 50
5 something years, and I just look good, but I'm
6 really old. But I'm old. I'm over 60 something
7 years old. I just look good.

8 But the thing is is that, let's get off
9 of that, but the thing is that, yeah, the rats are
10 getting really, really bad and too many people are
11 saying something about it and complaining and they
12 don't even know where to go and people are even
13 asking me as a former Commissioner, like, what do we
14 do and what is going on? You haven't been involved
15 in a long time, you need to do something. A lot of
16 things in the Housing Authority are getting to the
17 point where they're really, really bad; they're
18 really, really bad. The conditions of the Housing
19 Authority and the park is horrible. The park behind
20 the four projects, I don't understand why nobody
21 don't do nothing about that. I can't even
22 understand how that park has been like that. You
23 know that. Yeah, I know you shaking your head. It
24 has been like that for umpteen years. Don't act
25 like it's just happened. That park needs to be

1 redone or shut down. It needs -- something needs to
2 be done about that park. And not only that, the
3 noise, like she -- like Pokey just said, where I
4 live here in the senior building and the noise,
5 letters need to go out with the people. If they got
6 mental issues, then they need to -- you need to do
7 something about it, because they are banging, bang,
8 banging with hammers. It is ridiculous. I don't
9 know what their mental health is, but they need
10 something to be done, with the banging, with the
11 moving of the furniture, with the noise, with the
12 smoking of the weed, enough is enough. Enough is
13 enough. And I haven't -- no, I haven't really
14 complained, but I'm just like Pokey, I'm very
15 thorough, I'm very smart. I got recordings, I got
16 pictures. Come on. I'm telling you, something
17 better be done, the conditions of the Housing
18 Authority, somebody needs to be held accountable for
19 this stuff. Managers are not answering phones.
20 They are not taking complaints. They are never in
21 the office. You can't be reached. The rents are
22 not be calculated properly. Enough is enough with
23 this. Y'all don't want me back involved, tell them
24 Michael. They don't want me. If you don't know,
25 you'd better ask somebody. You don't want my mouth

1 to start opening again, because I was on every TV,
2 every newspaper, everything back in the day. I will
3 write federal complaints. I will get governors down
4 here. Michael, am I telling a lie?

5 COMMISSIONER RUSSO: Not telling a lie.

6 MS. PIZARRO: You don't want this, but
7 enough is enough in the Housing Authority. The
8 conditions are not good and something needs to be
9 done. That's all I got to say.

10 CHAIRPERSON REYES: Thank you.

11 MS. PIZARRO: Now I'm riding about.

12 CHAIRPERSON REYES: Resolution to close
13 public portion.

14 COMMISSIONER RUSSO: Motion.

15 COMMISSIONER SEITZMAN: Second.

16 COMMISSIONER RUSSO: All in favor?

17 CHAIRPERSON REYES: All in favor?

18 (Unanimous affirmative voice vote taken at
19 this time.)

20 CHAIRPERSON REYES: Director, could you
21 continue with your report?

22 EXECUTIVE DIRECTOR RECKO: I can, and
23 thank you, and a number of these issues are
24 addressed in my report tonight.

25 I want to update you on the special

1 Capital Fund grant allocation we got for Harrison
2 Gardens. They're underway through our engineers
3 right now. Our first step is going to be looking at
4 closing off the courtyard to make it accessible only
5 to residents.

6 We do have defensible space funding
7 under design behind our buildings from 208 Harrison
8 to 400 Marshall. That is under design right now as
9 well. This will separate those areas from each
10 other to stop passthrough traffic behind those
11 buildings.

12 We are applying for a special security
13 grant from HUD, that was just announced, a maximum
14 of \$250,000. We are going to focus on security
15 improvements around the Marshall horseshoe. We can
16 use more fencing off around those playground areas
17 and with keycard access around Marshall and possibly
18 an idea of designing a keycard access for entry into
19 the street. That horseshoe issue, which is our
20 street, it's not the city street, that horseshoe
21 issue continues to be a problem back there. A big
22 problem.

23 Management staff and the Fitzpatrick
24 law firm are holding a special strategy meeting next
25 week. We're going to be reviewing all pending

1 planning group chosen by the city is working away.
2 We expect to have a community-wide meeting in June,
3 so keep tuned to that. We're going to be having a
4 community-wide meeting to bring all of Hoboken, but
5 particularly residents, our Board, et cetera, up to
6 date on where the redevelopment plan is through the
7 City. So we'll be back to you for that during the
8 month of June.

9 Staff and legal counsel are working on
10 a Capital Needs RFP that will define our capital
11 needs as we go forward with redevelopment.

12 HUD has also advised us that we need to
13 expand the scope of that needs assessment to cover
14 the HUD's technical assistance grant services we've
15 been getting. They're telling us that at some point
16 in the not too distant future our HUD technical
17 assistance grant will expire, that means we're going
18 to have to take over that cost. So we're going to
19 put out an RFP for those type of consulting
20 services. We've got it under draft now with the
21 legal circuit and with our Enterprise partners.

22 (Simultaneous crosstalk.)

23 CHAIRPERSON REYES: Guys, if you're
24 going -- I'm sorry, Director.

25 EXECUTIVE DIRECTOR RECKO: That's fine.

1 CHAIRPERSON REYES: If you are having
2 side conversations, I ask you to please stand out in
3 the hallway.

4 EXECUTIVE DIRECTOR RECKO: Responses
5 for our RFP for special legal counsel for future
6 development have been received.

7 The Procurement Committee met last
8 Monday. We are going to be interviewing out of
9 favorite firm to confirm some things with them next
10 week and we would expect that a recommendation on
11 one of the two firms that proposed will be back to
12 the Board in June.

13 An RFQ did go out for prequalification
14 of developers. Responses are due back on May 18th.

15 In accordance with our procurement
16 policy, I will be appointing members of the
17 Evaluation Committee. I'll be publishing those
18 names next week, no later than the due date for the
19 applications for the proposals. I'll send out that
20 correspondence to all of you naming who's going to
21 be on that selection committee, and that committee
22 is expected to meet before June, but I wouldn't
23 expect them to have a decision before June, because
24 they're going to be some interviews that go on, that
25 committee is going to have to do a lot of work.

1 I've also managed to get commitments
2 from financial counsel, Lisa Petrowski, that we've
3 used to be an advisor to that group that knows the
4 development game very well, and Mr. Wilson Henry
5 Ellis that a couple of you have talked to in the
6 past. He's a high-ranking HUD member in the
7 regional side, will be an advisor to that group as
8 well. So we're going some good advice on that group
9 as it moves along, because this is the biggest
10 decision this organization has had in front of us,
11 and the most exciting thing that we've had in front
12 of us for years, and is the real answer to our
13 maintenance problems out there in the long run.

14 We continue to regularly with the
15 Enterprise Partners and we're be getting our on work
16 on our management needs and positioning to after
17 redevelopment, we're drafting revised procurement
18 policy, and that should be to you very soon.

19 On Policy and Outreach, last month we
20 gave you our latest newsletter. If anyone has an
21 article they'd like in the newsletter, tell us,
22 we'll get it in the newsletter for you. We'll make
23 sure something gets in. If you know something that
24 should be recognized, if you know somebody that has
25 got that special birthday, something happened, their

1 kid graduated, got their law degree, whatever, let's
2 bring it on, and we'll get it into our newsletter
3 for you.

4 We expect that in June we'll have
5 another Hall of Fame honorees, so we have started to
6 send invitation to some prospective honorees, and
7 again anyone interested that knows somebody that
8 should be honored to go into the HHA Hall of Fame,
9 please contact us, we'll reach out to them and try
10 to get them here.

11 I mentioned earlier this emergency
12 safety and security grant for a quarter million,
13 we're going to go after that real hard over the next
14 few weeks.

15 We are looking at publishing a design
16 RFP to redesign our website, to provide easier
17 access to information. We're getting more and more
18 complicated on our website. We're starting to roll
19 out the resident portal. We're starting to roll out
20 the ACH debit where folks can start paying their
21 rent on line. Things are getting more complicated
22 and we need to update our website to go along with
23 that.

24 I continue to meet with residents one
25 on one on a regular basis. We're probably doing

1 ten, 15 a month. Please come on in if you want to
2 meet with me one on one, but we need to make that
3 appointment. So come on in and see me. If you've
4 got issues, if you think there's an issue, come on
5 in, we'll sit down and talk in my office.

6 The renovation work is almost done on
7 phase one at Fox Hill. Kitchen cabinets and
8 countertops are in a punch list process. We are
9 working with our fee accountant and identifying the
10 next phase of work at Fox Hill and we should be able
11 to talk about that over the next couple of months.

12 The garden at Fox Hill is planted for
13 spring and growing season. Pretty excited to see
14 things growing out there.

15 Housing For Hoboken is meeting on May
16 16th at 7 p.m., next Tuesday. We'll be updating the
17 trustees on the redevelopment project.

18 Our special capital projects is a main
19 entrance and gate replacement at the courtyard, as I
20 mentioned earlier. Courtyard paving, security
21 cameras at each floor are going to be coming to
22 Harrison Gardens. Each floor. Not just front and
23 back, but every floor and the stairways. Hallway
24 and stairwell refurbishment are part of that as well
25 as REAC issues that came up.

1 Laundry room equipment was expected in
2 April, and again beyond our control. We really
3 apologize. It's not our fault. No. The old
4 service provider refused to resume -- remove his
5 equipment. We've had to give him a legal notice
6 with a deadline to remove his equipment no later
7 than the end of this month, and we should have the
8 new equipment in for you, knock on wood, I hate to
9 make promises, but I think we can make this happen
10 during the month of June.

11 Security system upgrades are in design.
12 This is CDBG funds. Thank you, City. Thank you.
13 Thank you. This is going to be infrastructure
14 because our switches down in all of our basements
15 are over ten years old and they need to be replaced.

16 Emergency generators at -- is in
17 process. Monroe Garden's boiler replacement is in
18 design.

19 As I said for a couple of months now,
20 we did have a large UPCS and REAC inspection. Thank
21 you, residents, for having our inspectors in, taking
22 a look at your apartments. All emergency issues
23 identified have been addressed. We are working
24 through items that are possible to repair on a
25 weekly and often a weekend overtime basis. I really

1 appreciate Sammy and his crew. They're putting in
2 extra time to get our REAC scores up. We've found
3 five particular areas of repair that we think we can
4 get through before a REAC inspection. We did find a
5 number of sprinkler head damage within the units,
6 that's number one. We're going to be going through,
7 if there's any paint, please don't put any paint on
8 your sprinkler heads, don't hang anything from your
9 sprinkler heads. We're going to do replacement on
10 all damaged sprinkler heads. We found many interior
11 doors that needed to be replaced. So we're going to
12 go out with a separate contract proposal to repair
13 interior doors throughout the entire Housing
14 Authority. We've got significant plaster work that
15 need to be done. We've got kitchen cabinet repair
16 and replacement and window repair. So we're going
17 to do some separate contracts on these. We're also
18 having the maintenance staff work overtime as they
19 can and as we have that bandwidth, but we're going
20 to need some outside help to address these this
21 spring. Those are the five areas that we found that
22 are really in need to bring up our REAC scores.

23 Frank Merchand isn't here today, so
24 I'll give his report. His daughter's got prom.
25 Isn't that great?

1 So attachment one is our vacancy report
2 for public housing. We continue -- and I'm really
3 proud of this -- a 96 percent occupancy rate in
4 April, and that's management and Sammy and
5 particularly Jackie, is Jackie back there? Did she
6 step out? Of course she would, right? When I was
7 going to brag on her, right? Because she's running
8 our vacancy turnover crews. Keeping up at a
9 96 percent occupancy rate. Again, HUD's standard is
10 95 percent. My goal is to get us up to 98 percent,
11 and we're going to be close in the next couple of
12 months. Fox Hill is also at 96 percent. We had one
13 move-in, two move-outs, and one transfer within Fox
14 Hill, this past year -- this past month.

15 We are continuing to work on tenants'
16 accounts receivable issues. As noted, we're going
17 to be meeting with Matt this coming week to
18 re-strategize. I think we're almost to the point
19 where we're going to be sending some notices out.
20 We have talked and talked and talked and brought
21 people in, renegotiated repayment agreements, so I
22 think we're going to have to get some people's
23 attention through doing some legal actions to
24 collect our rent.

25 On housing choice vouchers, I am really

1 pleased about this. After a number of years of
2 trying, we finally got the state veterans
3 administration to give us backing to apply for
4 veterans or VASH vouchers.

5 CHAIRPERSON REYES: Nice.

6 EXECUTIVE DIRECTOR RECKO: I'd like to
7 thank the Councilman for help with that. Councilman
8 Russo, and the folks. So what that means is that
9 now we can apply, all right? Not in the bag yet,
10 but we can apply. I think there's a great
11 possibility we can get them with the backing of
12 statewide VA administration. So we'll be submitting
13 that application in June and hopefully we'll hear
14 soon and hopefully we're hear good news and that
15 also reacts on our work on our project-based voucher
16 request because that may well have an impact on what
17 we can do with veterans as well. So we'll keep you
18 apprised of that as that moves forward in the next
19 couple of months.

20 On the maintenance, our staff
21 continues -- and I know it's rough out there, but
22 they continue, continue to do work orders day in and
23 day out. We will be adding a position to the
24 maintenance office staff. We are going to move our
25 work order call-ins back away from the manager's

1 office, back to a central number at central
2 maintenance. So we're hoping to see that
3 improvement for you in the very, very near future.
4 If you know somebody that needs a job, have them
5 come and see us, somebody that has those skills to
6 answer those questions, work in that maintenance
7 office.

8 Fire department inspections are going
9 on. Thanks to the fire department, they come in
10 yearly, do our inspections, make sure our doors are
11 closing properly, making sure everything is working
12 well.

13 As we mentioned earlier, our playground
14 areas have been power washed and disinfected.

15 The water park is currently closed due
16 to that vandalism, but we have contracted to have it
17 repaired and based on the comments we will make sure
18 that those parks gets opened every day.

19 Catch basins. All Housing Authority
20 catch basins were cleaned and vacuumed out. Over
21 the last couple of months we got a couple of folks
22 that we really appreciate, you had to move your cars
23 for the day because we had to have the big machine
24 in, but in the long run it really pays off. We
25 clean out all of our sewer lines. So thank you for

1 bearing with us during that one day. If you
2 remember, it seems like a long time ago, but we had
3 a huge storm event here in Hoboken, and it really
4 affected us, and I'd like to thank the maintenance
5 department again. Our basements were flooded. They
6 were flooded, and a number of our boilers were
7 flooded and no one lost heat overnight, no one. We
8 got in here. We had boilers down. By the end of
9 the day all the heat was back on and the boilers
10 were working to give steam back in. We had our
11 pumps going, our maintenance department came out and
12 took care of that. Boiler supervisor Greg and his
13 right-hand person Louis Depron, along with our
14 plumbing staff and Sammy, they just did a great job.
15 We're all here working away.

16 We are currently accepting
17 applications, remember, for additional building
18 maintenance workers and some full-time mechanics.
19 We had another mechanic plumber leave us this past
20 month and he was an ERP as well, so we have some new
21 people coming up through that system, but we're
22 always looking for talent.

23 We are bidding out work to provide a
24 regular four-month cycle of floor stripping and
25 waxing. Those proposals are due back at the end of

1 this month. Our building maintenance crew under Joe
2 has been performing a deep disinfection and painting
3 of all of our compactor rooms. This hits upon the
4 rat issue too, which I'll talk -- the rodent issue,
5 which I'll talk about in a minute. But one of the
6 first steps we did, among many things, is to go into
7 our compactor rooms and completely disinfect them
8 and repaint them so they would be bright, shiny. As
9 the trash comes down, we could challenge our folks
10 to keep them that way, because that's one of our
11 first lines of defense in rodent control is we can't
12 have any trash lingering in our compactor rooms.
13 Now, that also affects that whole system. If people
14 are putting trash down our trash chutes and they're
15 stuffing things in there and they're getting stuck
16 and the bags are breaking, it causes trash to come
17 out. So, please help us. If you've got trash in
18 the elderlies that are too big, bring it downstairs,
19 all right? Or call the maintenance. We'll bring it
20 downstairs for you. Don't just put them in those
21 rooms on the floor, right? If you've got to stuff
22 something in there, please don't pull that handle
23 down so far that it breaks because that needs to
24 close and latch in order to keep the rodents not to
25 come up our trash chutes. Our trash chutes are 70

1 some years old and they're lined with brick. The
2 brick over time has nestled and changed. It's just
3 great for those little critters to crawl up those,
4 right? They're not steel lined, they're not nice
5 stainless steel lined. The critters could crawl up.
6 If those doors aren't closed, they get in, all
7 right? If you do see one of those that are not
8 working, please call it in to us. If those things
9 don't close and latch, now I am challenging my
10 staff, which I'll mention in a moment, to do more
11 inspections on them, make sure they're done. Our
12 cleaning guys, if they see one, should be reporting
13 it right away. But also we need you, right?
14 Because like we've said a couple of folks here, it
15 takes all of us to make this happen. So, let's keep
16 that going.

17 We continue to work on emergency
18 preventative repairs due to the age of our
19 buildings. I did attach attachment three on
20 maintenance plumbing projects and again I'll just
21 mention that this is above and beyond. This is a
22 lot of work on that funny little attachment of our
23 guys that are fixing split sewer stacks, that are
24 fixing plumbing supply lines that are breaking that
25 are causing those floods from one floor to another.

1 Our guys are out there working on those things and
2 making that happen. We had one at Adams this year,
3 this past week that went from the second floor all
4 the way down to the first floor. A complete
5 vertical split in a sewer stack that was leaking
6 through there, and there's many of them that happen.
7 We're on it.

8 Hot water storage tank has been
9 replaced at CCG on Monday. So we're going to have
10 some water out at Christopher Columbus on Monday.
11 So, we expect no water. We got notices going out.
12 We expect no water from nine to 12 in the morning.
13 No, Christopher Columbus Gardens.

14 VOICE: 9th Street.

15 EXECUTIVE DIRECTOR RECKO: 9th Street.
16 And then from 12 to 4 you'll have water, but only
17 cold water.

18 Extermination issues. I know we've
19 talked a lot about it, but we have been performing
20 our weekly inspections. We had a meeting with our
21 exterminator last week. We had kind of a summit
22 meeting with our exterminator last week on what we
23 could possibly do. We've been going around about a
24 weekly -- about a weekly basis and filling holes.
25 We're now going to be going around about every three

1 working days and filling holes. They just keep on
2 coming up. It's amazing how many holes those
3 critters can dig in a week. Now, we have also
4 worked out a system with our extermination to
5 perform a procedure at each hole as it's being
6 filled back up. There is a gas you can put down,
7 it's a CO2 and there's also some, what they call,
8 tracking powder that can be treated in each hole.

9 So, we're going to be doing that
10 procedure from now on with our exterminator. We
11 have over 30 bait stations on the exterior of our
12 buildings, 30 bait stations now. We've just ordered
13 ten more bait stations to go on the exterior of our
14 buildings. Those are checked and cleaned out twice
15 weekly. So we're attacking it that way.

16 We have an intensive campaign of
17 permanently sealing any access holes within our
18 buildings. We have been in all of our basements
19 going through finding any hole where a rodent can
20 come into the building or go from one building to
21 another or go from one area to another. We're
22 filling them with concrete. Now, this is 70 years
23 of jostling and holes and pipe chases that go
24 through, we're sealing off all of those. There's an
25 enormous amount of basement areas, but we're

1 searching for any access point that's a half inch or
2 larger. We've closed up hundreds of those so far.
3 We've sanitized and painted each of our compactor
4 rooms, as I mentioned earlier. We have increased
5 the number of trash bins around our sites. We
6 haven't come up with any wonderful solution on our
7 trash bins. We made more of them, so they're not
8 overflowing, but we still have trash bins, and we
9 have our folks going around closing them, folks come
10 around and open them, throw thrash in, and yes, the
11 rodents are going to get in there. But we keep at
12 those and if we know an area where we see it
13 overflowing, we will get more trash bins there.

14 We did talk about trash chutes. We're
15 going through a special procedure on all our trash
16 chutes, we want them to lock, and we do know it's
17 Hoboken wide and we will continue to do all we can
18 to eradicate. We understand it's frustrating. It's
19 frustrating for us as well, but we just hate to see
20 it.

21 COMMISSIONER RUSSO: Director?

22 EXECUTIVE DIRECTOR RECKO: Yes.

23 COMMISSIONER RUSSO: If I could jump in
24 and just --

25 EXECUTIVE DIRECTOR RECKO: Please.

1 COMMISSIONER RUSSO: -- interrupt you
2 for one second.

3 You know, I just want to say, just
4 hearing the frustration from everybody here tonight,
5 right? I want you to understand just one thing:
6 So, you come to us as a Board of Commissioners and
7 you express your frustrations. We, in turn, look to
8 the Director to help solve an issue. At the same
9 time, we have those same -- very same frustrations,
10 and I'm actually going to use you as an example
11 here.

12 COMMISSIONER SEITZMAN: Yes.

13 COMMISSIONER RUSSO: I happen to be the
14 Councilperson that represents Commissioner Seitzman.
15 She is dealing with a rat issue that is
16 extraordinary on her block. It's frightening,
17 right? And she comes to me and expresses that same
18 frustration that you're expressing here tonight, and
19 then I, in turn, look to the City to help to solve
20 that situation. Director Recko turns around and
21 looks to the City to help to solve that situation.
22 This is an ongoing issue and we're -- we are truly
23 doing everything and anything that we possibly can.
24 We're changing strategies. We're using new
25 technology. We're using different bait. We're

1 using different means to eradicate the rodents.
2 This is just a long process. But it's important for
3 you to understand that it doesn't just stop here,
4 right? We go through those same frustrations, all
5 of us. We all have those same conversations with
6 our own representatives and then, in turn, with the
7 City, and believe me, the City has reached out to
8 the County to help. So this is a multi-level type
9 of a situation where we're doing everything and
10 anything we can, but we do hear you. We understand
11 the frustration and it's not just about the rats.
12 We hear and understand the frustration on a lot of
13 the issues that you brought up here tonight, but
14 sometimes it doesn't get solved overnight. And
15 sometimes we ask for a little bit of patience from
16 all the residents. Believe me, I just yelled at one
17 of our Directors in the City to try to help to solve
18 the situation. She's under the same pressure
19 everyone else is.

20 So, I'm just asking for as much
21 patience as you could give us. We want you to come
22 tell us what your concerns are. That's how we know.
23 But we can't solve it overnight, it's just not going
24 to happen, but we will continue to do everything
25 that we can, I could promise you that.

1 CHAIRPERSON REYES: Thank you.

2 EXECUTIVE DIRECTOR RECKO: Thank you.

3 Yeah, very frustrating and again we're as frustrated
4 as you are, but we will not stop. We are doing
5 significant resources and we're working with the
6 City.

7 On finance, our 2022 audit is underway
8 at the office. We're got the auditors in our
9 office. We did an update on our monthly statements.
10 We did send those with the first time out in March.
11 Overall, with a couple of glitches, I think it went
12 well. We have been spending extra time with
13 residents, if you need an explanation. One issue
14 that has come up, Ms. Rawlins brought it is an
15 immediate receipt to those that choose to pay their
16 rent at our walk-up window. So when you get your
17 statement the next month, you get that that says
18 what you paid and what your balance is, but some
19 folks want that immediate, other folks just drop off
20 their rent and they get mailed that receipt later.
21 So we're working out a way to give an immediate
22 alternative receipt. It shouldn't be too hard --

23 CHAIRPERSON REYES: Director, why did
24 that change, because that was happening.

25 EXECUTIVE DIRECTOR RECKO: Well, the

1 system of sending out a statement, right, so you
2 send out a statement and then you know how much
3 you've got to come in and pay. You come in to pay
4 and it gets registered in our system and at the end
5 of the day the computer system adds everything up.
6 It doesn't get posted until the end of the day. So
7 when you're at that site, it doesn't post until the
8 end of the day.

9 CHAIRPERSON REYES: But is that a new
10 system?

11 EXECUTIVE DIRECTOR RECKO: That's the
12 PHA web system.

13 CHAIRPERSON REYES: So, that's the same
14 system that we've been using when the rent is due.

15 EXECUTIVE DIRECTOR RECKO: That's
16 right. The old one before the Covid pandemic when
17 people used to come to the office and they would get
18 that printout, no. That one -- this one accumulates
19 on a daily basis.

20 COMMISSIONER RUSSO: Director, if you
21 don't mind, could I ask --

22 EXECUTIVE DIRECTOR RECKO: Not at all.

23 COMMISSIONER RUSSO: I want to ask the
24 residents, actually, a question.

25 Is the concern that the overall

1 statement may be wrong so you want the individual
2 receipt of the payment?

3 VOICE: Michael, it's not -- it's the
4 understanding of what you owe and what you don't
5 owe. It's different amounts on different things.

6 (Simultaneous crosstalk.)

7 COMMISSIONER RUSSO: Okay. So, for
8 residents it's more than difficult to track what --

9 VOICE: Yes, yes.

10 COMMISSIONER RUSSO: Okay. I just want
11 to understand the situation.

12 VOICE: We don't understand it. We
13 don't even understand it.

14 VOICE: But sometimes residents don't
15 get it. A lot of people don't go to the mailbox.
16 Am I right? They don't go there.

17 COMMISSIONER RUSSO: Okay.

18 VOICE: Like, I'm --

19 COMMISSIONER RUSSO: No, no --

20 VOICE: I'm little guilty on that, too.

21 COMMISSIONER RUSSO: I get it. I just
22 wanted to understand it better for me. So, I think
23 internally we could probably help to solve that
24 situation. I think the Director is kind of hitting
25 that a little bit right now.

1 EXECUTIVE DIRECTOR RECKO: I think
2 there's two things that I'd like to do immediately:
3 One is I want to make sure at our Meet and Greets we
4 hold the class on that; and second I think we should
5 do an explanation video on our website as well, and
6 I think we could do both of those things fairly
7 soon, one in person at the Meet and Greets in June
8 and the second kind of an overall explanation
9 video/education on our website, and I think that
10 will go -- I think that will go a little better for
11 you.

12 CHAIRPERSON REYES: And just having
13 managers available, too.

14 VOICE: Thank you.

15 CHAIRPERSON REYES: We could do all
16 that, you could do all the classes, you could send
17 out the notices, you can put it on your website.
18 Sometimes you just don't feel comfortable unless
19 you're personally speaking to someone who's in
20 charge.

21 EXECUTIVE DIRECTOR RECKO: Absolutely.

22 MS. RAWLINS: Not only that, the
23 statements that are given to us, there are times
24 where one month is eliminated from the statement. I
25 already had that issue twice. Went back to

1 September, October wasn't there but November was
2 there. Then it was printed out again, November was
3 there, October wasn't there.

4 CHAIRPERSON REYES: So there's --
5 (Simultaneous crosstalk.)

6 MS. RAWLINS: There's a problem with
7 the system.

8 CHAIRPERSON REYES: We're going to work
9 on it.

10 MS. RAWLINS: Just like when you go to
11 Shop Rite and you get your receipt handed to you
12 after you exchanged money, we need that back to
13 us --

14 CHAIRPERSON REYES: Thank you.

15 MS. RAWLINS: -- that same day.

16 COMMISSIONER RUSSO: Thank you.

17 VOICE: Thank you.

18 EXECUTIVE DIRECTOR RECKO: And we will
19 work on that.

20 COMMISSIONER RUSSO: Thank you,
21 Director.

22 EXECUTIVE DIRECTOR RECKO: We will work
23 on that.

24 COMMISSIONER RUSSO: Sorry to
25 interrupt.

1 EXECUTIVE DIRECTOR RECKO: I'm back to
2 track, I'm back on track.

3 Contract management and publication of
4 RFPs and RFQs for our finance department, and we
5 hope to have that direct payment method out soon.

6 We just got a couple of more little
7 more glitches and we'll be there.

8 Daniel, resident services?

9 CHAIRPERSON REYES: Director, before
10 Daniel gives his resident services report.

11 EXECUTIVE DIRECTOR RECKO: Yes.

12 CHAIRPERSON REYES: Guys, I just have a
13 few questions concerning the report.

14 So, you stated that we're going out for
15 the funding for security, right?

16 EXECUTIVE DIRECTOR RECKO: Yes.

17 CHAIRPERSON REYES: Is there anywhere
18 in that funding where we can hire someone --

19 EXECUTIVE DIRECTOR RECKO: No.

20 CHAIRPERSON REYES: -- to manage?

21 EXECUTIVE DIRECTOR RECKO: No.

22 CHAIRPERSON REYES: So, can we look for
23 a funding, a grant opportunity?

24 EXECUTIVE DIRECTOR RECKO: I've looked
25 everywhere. If I can find one, I'll apply for it.

1 This is --

2 CHAIRPERSON REYES: Because I'm all
3 with the cameras. I think it's amazing. We have
4 amazing -- we have an amazing camera system. I'm
5 pretty sure the police could tell you, but that's
6 not the point. The point is what good is the camera
7 system if nobody is watching it and the only thing
8 that it's being used for is because something is
9 happening and then we're going back to the camera
10 system. So, if we can catch it in the act, a lot of
11 the stuff that's happening would be eliminated.

12 EXECUTIVE DIRECTOR RECKO: Yeah, I
13 would say that we are probably going to need to hire
14 15 people to catch things in the act. We've got 300
15 some cameras. How do you watch 300 some cameras?
16 All right?

17 CHAIRPERSON REYES: But at least having
18 one person dedicated specifically to that, because
19 when you have managers who are handling leases, all
20 these issues that all these residents have brought
21 up, they're handling all of that. And I'm being
22 totally honest, how do you expect the managers to
23 also do the cameras and do this? It's hard.
24 Because if you have five -- sometimes I see seven,
25 eight people, eight clients a day --

1 (Simultaneous crosstalk.)

2 VOICE: Thank you.

3 CHAIRPERSON REYES: -- wonders -- the
4 amount of time you're spending with each client, you
5 can't determine that. You can't say I'm going to
6 give this resident 15 minutes and this one 30
7 minutes, because they may need 40 minutes for you to
8 explain what they're saying. So, when you're
9 putting that back on the managers, I could also see
10 how it can't be done. It can't. There's no way.
11 With everything that we've heard here tonight,
12 there's no what that they can do all of that and
13 look at cameras and identify the problems. It's too
14 much.

15 EXECUTIVE DIRECTOR RECKO: So, one of
16 the things we are doing is taking away their
17 maintenance duties. We're going to be taking away
18 their calling duties, it should give them more time.
19 What we have asked them to do is about an hour to an
20 hour and a half between the management and the aide
21 every day. Between the management -- manager and
22 the aide. Now, I don't believe that that's asking
23 too much of them to see if there's a major problem
24 that happened because you can fast forward those and
25 go through them pretty quickly, but again with 350

1 cameras, it's hard to see everything. We really
2 rely on the system for either reports that come in
3 for the police or reports that come in from tenants,
4 to say, "Look, at midnight last night something
5 happened. Can you look at the corner of 3rd and
6 Marshall?" That's where we are right now. Having
7 said that, I would love to have more people to look
8 at them. I agree with you, Chairperson, I'd love to
9 have that, but this grant will not do that. They
10 will not pay for staff. This is physical
11 improvements money.

12 CHAIRPERSON REYES: Then my next
13 question to you is about the lighting. I know you
14 spoke about lighting that we have identified some
15 issues.

16 EXECUTIVE DIRECTOR RECKO: Yes.

17 CHAIRPERSON REYES: I know I have
18 gotten several people who have approached me about
19 lighting in the basketball court. During the day,
20 the lighting is amazing. At nighttime, and
21 especially if we're going to have our meets there
22 this summer again, we need better lighting in there.
23 There's not enough lighting.

24 EXECUTIVE DIRECTOR RECKO: I think I
25 mentioned in my lighting section that that's --

1 COURT STENOGRAPHER: I'm sorry. I'm
2 sorry.

3 CHAIRPERSON REYES: Guys, guys.

4 COURT STENOGRAPHER: Stop the yelling
5 from the audience.

6 CHAIRPERSON REYES: Please.

7 COURT STENOGRAPHER: I have a job to
8 do, to take these people down. You have to stop
9 yelling.

10 EXECUTIVE DIRECTOR RECKO: I did
11 mention in my section that the basketball court is
12 something we're focusing on. So we're going to see
13 that when the equipment comes in.

14 COMMISSIONER IMPASTATO: Does that
15 also -- does that also include the -- can we look at
16 how much it would cost to either repave that or to
17 fix the cracks in the basketball court?

18 EXECUTIVE DIRECTOR RECKO: Sure.

19 COMMISSIONER IMPASTATO: Because I know
20 that the Boys and Girls Club did not want to have
21 the games there last summer because of the condition
22 of the courts. So that might be something, whether
23 we have to raise money for, or if you can get
24 together like a budget, I'd be more than happy to
25 see if we can raise money to get that done.

1 EXECUTIVE DIRECTOR RECKO: Sure. We'll
2 be glad to look --

3 COMMISSIONER IMPASTATO: What's
4 possible in the budget to actually get it done
5 without, that would be great.

6 EXECUTIVE DIRECTOR RECKO: Yeah, I'll
7 be glad to look at the repaving. I will also call
8 Gary over at the Boys and Girls Club. That's not
9 what he told me.

10 CHAIRPERSON REYES: Yeah, that's not
11 what he told us.

12 EXECUTIVE DIRECTOR RECKO: As to why he
13 didn't have, but that's another story.

14 CHAIRPERSON REYES: Yeah. Anything
15 else?

16 COMMISSIONER IMPASTATO: I'm sorry.
17 Yeah, I'm sorry. I missed the -- what -- did you
18 say that the reason why Gary from the Boys and Girls
19 Club did not have games at the court was not because
20 of the cracks and the condition of the court?

21 CHAIRPERSON REYES: Correct.

22 EXECUTIVE DIRECTOR RECKO: Yeah, that's
23 what Gary told me. I don't know. We'll have to
24 check back with Gary.

25 COMMISSIONER IMPASTATO: Okay. You

1 know, sounds good.

2 COMMISSIONER LEWIT: Question.

3 CHAIRPERSON REYES: Sure. Aaron, go
4 ahead.

5 COMMISSIONER LEWIT: Okay. The Section
6 8s, will we be able to designate some to Mark
7 Villamar who wants to build the veterans houses?

8 EXECUTIVE DIRECTOR RECKO: I would not
9 go there until we do a possible RFP that might need
10 to be done, if you follow me. We are in dangerous
11 territory if we pre-designate the funds that they
12 give us. We may have to have an RFP process.

13 COMMISSIONER LEWIT: This is where
14 veterans housing was built and it was a parking lot
15 along the side, and we want, I think, 16 more units.

16 COMMISSIONER RUSSO: Eighteen.

17 COMMISSIONER LEWIT: Eighteen?

18 (Simultaneous crosstalk.)

19 EXECUTIVE DIRECTOR RECKO: So I will
20 say there's a strong possibility, but I would hate
21 to say that and have the horse get behind the cart.

22 COMMISSIONER RUSSO: Listen, I think
23 it's safe to say that any veterans organizations in
24 the City of Hoboken who are building units for
25 veterans --

1 EXECUTIVE DIRECTOR RECKO: Right.

2 COMMISSIONER RUSSO: -- will absolutely
3 qualify and we will love to work with them.

4 EXECUTIVE DIRECTOR RECKO: Very well
5 said. Very well said.

6 CHAIRPERSON REYES: That's what's most
7 important. I'm sorry, Director.

8 EXECUTIVE DIRECTOR RECKO: No, no,
9 please. Thank you. Any questions, that's what
10 we're here for. These are great meetings. Thank
11 you.

12 Mr. Daniel, are you here?

13 MR. PEREZ: I'm waiting for more
14 questions.

15 EXECUTIVE DIRECTOR RECKO: Well, now
16 you can ask some.

17 COMMISSIONER RUSSO: Now we got a lot
18 for you.

19 MR. PEREZ: You got a lot for me?

20 I am going to be very brief.

21 On the resident service, I just want
22 you to go down to event highlights. We had amazing
23 meeting, second meeting, with the City of Hoboken
24 today on our Southwest festival. We met with
25 Jessica and Ruben. This is a collaboration with the

1 City of Hoboken, Councilman Ruben Ramos, the Hoboken
2 Housing Authority and the Hoboken Business Alliance.
3 This is going to bring a stage where you're going to
4 see our local talent, right? We're going to have
5 some amazing food. We're going to have a video game
6 truck for our teens, right? We also going to have
7 an obstacle course. There's going to be a lot of
8 games available and a lot of activities. This event
9 is going to be held June 3rd from 1 p.m. to 7 p.m.
10 It's going to be from on Jackson Street between 2nd
11 and 3rd Street. That's where we're going to have
12 all of our events. We're going to have some ice
13 cream as well, for those that love ice cream, some
14 pizza, some hot dogs and burgers, music and fun.

15 So, we welcome everyone to attend.
16 This is going to be our festival for our Board
17 bringing the entire City of Hoboken together. So
18 Hoboken residents, Hoboken Housing Authority
19 residents, please come out for this event.
20 June 3rd, 1 p.m. to 7 p.m. here on Jackson Street.
21 Connect with your neighbors.

22 And also just to finish up, Happy
23 Mother's Day to all the mothers here.

24 COMMISSIONER RUSSO: I just want to
25 add, I just want to add that Councilman Ramos drives

1 a hard bargain, because he spoke to me at length,
2 and because of his advocacy I committed to him to
3 donate a thousand dollars to that event.

4 (Applause.)

5 MR. PEREZ: Thank you.

6 COMMISSIONER RUSSO: So, I have to give
7 Ruben all the credit, because he would take -- he
8 would not take no for an answer.

9 COMMISSIONER SEITZMAN: Danny, I have
10 one question. Daniel.

11 CHAIRPERSON REYES: Director, Erica has
12 a question and then I have one.

13 COMMISSIONER SEITZMAN: I just want to
14 say that we brought the woman from the Flow
15 initiative so we're going to try to --

16 CHAIRPERSON REYES: Guys, listen up,
17 please.

18 COMMISSIONER SEITZMAN: -- having some
19 allergy attack. There is a woman from -- her name
20 is Erco (phonetic) from the Flow Initiative. We're
21 trying to bring woman's period products free all
22 over the campus. We took a tour with Danny. It's
23 taking some time, but they should be here in the
24 next three months.

25 CHAIRPERSON REYES: Nice.

1 COURT STENOGRAPHER: And you said what
2 products?

3 CHAIRPERSON REYES: Flow.

4 COMMISSIONER SEITZMAN: Flow
5 Initiative.

6 CHAIRPERSON REYES: I just want to say
7 on top of what Danny said about the events that are
8 happening, I just want to let you guys know that
9 HOPES are having two events. May is Community
10 Action Month and as part of Community Action Month,
11 tomorrow from 1 to 4 p.m. we are having Senior Game
12 Day at the Rue site, 301 Garden Street. If anybody
13 needs a ride, reach out to me, text me, call me. We
14 can have the drivers pick you up and drop you off.
15 Again, that's from 1 to 4 p.m. And then on May
16 25th, I believe it is, we are doing our children's
17 game day. It's going to be on the Mama Johnson
18 field from 3 p.m. to 6 p.m. The Hoboken Police
19 Department has actually come onboard with us, so
20 they will be part of our events. We hope to see
21 everything there. It's a free event. Everyone is
22 invited, and again it's not just for Housing
23 Authority residents. If you have friends that are
24 from the City, please feel free to invite them, so
25 that they can come down and join the fun.

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Thank you.

EXECUTIVE DIRECTOR RECKO: Thank you.

So, I'll hand the meeting back to you,

Chairwoman.

CHAIRPERSON REYES: Resolutions.

1 RESOLUTION NO. 2023-05.01

2

3 CHAIRPERSON REYES: Resolution No.
4 2023-05.01. A resolution of the Housing Authority
5 of the city of Hoboken to an approve the meeting
6 minutes for the April 13th, 2023, monthly Board
7 meeting.

8 COMMISSIONER RUSSO: Motion.

9 COMMISSIONER SEITZMAN: Second.

10 CHAIRPERSON REYES: Questions?

11 Concerns? Roll call.

12 EXECUTIVE DIRECTOR RECKO: Anthony

13 Forbes?

14 Andrew Impastato?

15 COMMISSIONER IMPASTATO: Yes.

16 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

17 COMMISSIONER LEWIT: Yes.

18 EXECUTIVE DIRECTOR RECKO: Barbara

19 Reyes?

20 CHAIRPERSON REYES: Yes.

21 EXECUTIVE DIRECTOR RECKO: Michael

22 Russo?

23 COMMISSIONER RUSSO: Aye.

24 EXECUTIVE DIRECTOR RECKO: James

25 Sanford?

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COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION NO. 2023-05.02

2

3 CHAIRPERSON REYES: Resolution No.

4 2023-05.02.

5 A resolution authorizing the payment of
6 the monthly list of bills for the Hoboken Housing
7 Authority.

8 COMMISSIONER RUSSO: Motion.

9 COMMISSIONER SEITZMAN: Second.

10 CHAIRPERSON REYES: Questions?

11 Concerns?

12 COMMISSIONER IMPASTATO: Yeah, I just
13 have one question.

14 How are we making payment for the
15 travel arrangements for the conferences? This
16 appears, is that on -- is that on like a housing
17 credit card?

18 My question pertains to, like, are we
19 getting rewards points and travel points so that we
20 could use those to offset the cost of some of these
21 things?

22 That's just one of my questions.

23 EXECUTIVE DIRECTOR RECKO: Emil, you
24 want to take that?

25 MR. KOTHERITHARA: Sure. The payments

1 are being made through a Housing Authority site
2 similar to a credit card, but it's called a
3 procurement card. We are not allowed to have a
4 credit card, whether it's a store card, whether it's
5 a Home Depot card. So we, back in, I want to say,
6 2014, went through the state and it's backed by Bank
7 of America.

8 So, we do have a credit line on that
9 procurement card, but we can't sign up for, like, a
10 Sheraton credit card or anything like that and
11 potentially get the rewards.

12 COMMISSIONER IMPASTATO: Understood.
13 Got it.

14 MR. KOTHERITHARA: There is a rebate
15 that is provided at the end of the year, but that's
16 how all of these professional development purchases
17 were made, except for --

18 COMMISSIONER IMPASTATO: Understood.
19 Thank you. Thanks. Got it. Thanks for explaining
20 that.

21 Also, can we just -- when we put it on
22 the list of bills or if you could just send out an
23 e-mail explaining which Commissioners or which staff
24 are for the actual travel arrangements, so...

25 MR. KOTHERITHARA: Sure. We can get

1 that to you. That's not a problem.

2 CHAIRPERSON REYES: Anymore questions,
3 Andrew? Andrew, is that all?

4 COMMISSIONER IMPASTATO: What was that?
5 Did you hear me?

6 CHAIRPERSON REYES: Yes, we heard you.
7 Emil answered and said he can get you that.

8 COMMISSIONER RUSSO: Any other
9 questions, Andrew?

10 COMMISSIONER IMPASTATO: No. That's
11 it. Thank you very much.

12 CHAIRPERSON REYES: Thank you,
13 Commissioner Impastato.
14 Director, roll call?

15 EXECUTIVE DIRECTOR RECKO: Anthony
16 Forbes?
17 Andrew Impastato?

18 COMMISSIONER IMPASTATO: Yes.

19 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
20 COMMISSIONER LEWIT: Yes.

21 EXECUTIVE DIRECTOR RECKO: Barbara
22 Reyes?

23 CHAIRPERSON REYES: Yes.

24 EXECUTIVE DIRECTOR RECKO: Michael
25 Russo?

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COMMISSIONER RUSSO: Aye.

EXECUTIVE DIRECTOR RECKO: James

Sanford?

COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman?

COMMISSIONER SEITZMAN: Yes.

1 RESOLUTION NO. 2023-05.03

2

3 CHAIRPERSON REYES: Resolution No.
4 2023-05.03. A resolution of the Housing Authority
5 of the City of Hoboken designating signatories with
6 respect to Provident Bank.

7 EXECUTIVE DIRECTOR RECKO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRPERSON REYES: Questions?
10 Concerns?

11 EXECUTIVE DIRECTOR RECKO: Would you
12 like to -- do we need to revise this resolution
13 similar to what we did last time?

14 ATTORNEY M. FITZPATRICK: If we want to
15 belt ands suspender, yes.

16 EXECUTIVE DIRECTOR RECKO: So, the
17 belts and suspenders, as your father always advises,
18 we will say that Barbara Reyes is now the Chair and
19 Erica Seitzman is the Vice-Chair, and we will adopt
20 this resolution first as a changed resolution and
21 then we will vote on the resolution.

22 COMMISSIONER RUSSO: So an amendment to
23 add those two names and then vote on --

24 ATTORNEY M. FITZPATRICK: A motion to
25 amend.

1 COMMISSIONER RUSSO: Sure. I'll make
2 the motion to add both those names to the
3 resolution.

4 COMMISSIONER IMPASTATO: Second.

5 EXECUTIVE DIRECTOR RECKO: Very good.

6 Any discussion? If not, Anthony Forbes?

7 Andrew Impastato?

8 COMMISSIONER IMPASTATO: Yes.

9 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

10 COMMISSIONER LEWIT: Yes.

11 EXECUTIVE DIRECTOR RECKO: Barbara

12 Reyes?

13 CHAIRPERSON REYES: Yes.

14 EXECUTIVE DIRECTOR RECKO: Michael

15 Russo?

16 COMMISSIONER RUSSO: Aye.

17 EXECUTIVE DIRECTOR RECKO: James

18 Sanford?

19 COMMISSIONER SANFORD: No.

20 EXECUTIVE DIRECTOR RECKO: Erica

21 Seitzman?

22 COMMISSIONER SEITZMAN: Yes.

23 EXECUTIVE DIRECTOR RECKO: And now I

24 think we vote on the resolution.

25 COMMISSIONER RUSSO: As amended,

1 correct.

2 EXECUTIVE DIRECTOR RECKO: Any

3 discussion? We need a --

4 COMMISSIONER RUSSO: Motion.

5 CHAIRPERSON REYES: Second.

6 EXECUTIVE DIRECTOR RECKO: Discussion?

7 Anthony Forbes?

8 Andrew Impastato?

9 COMMISSIONER IMPASTATO: Yes.

10 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

11 COMMISSIONER LEWIT: Yes.

12 EXECUTIVE DIRECTOR RECKO: Barbara

13 Reyes?

14 CHAIRPERSON REYES: Yes.

15 EXECUTIVE DIRECTOR RECKO: Michael

16 Russo?

17 COMMISSIONER RUSSO: Yes.

18 EXECUTIVE DIRECTOR RECKO: James

19 Sanford?

20 COMMISSIONER SANFORD: No.

21 EXECUTIVE DIRECTOR RECKO: Erica

22 Seitzman?

23 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-05.04

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3 CHAIRPERSON REYES: Resolution No.

4 2023-05.04.

5 A Resolution of the Housing Authority
6 of the City of Hoboken designating signatories with
7 respect to PNC Bank.

8 COMMISSIONER RUSSO: Madame Chair, I
9 make a motion to add the two names to the
10 resolution.

11 CHAIRPERSON REYES: Second.

12 ATTORNEY M. FITZPATRICK: That would
13 be --

14 COMMISSIONER RUSSO: The Chair and
15 Vice-Chair?

16 ATTORNEY M. FITZPATRICK: Commissioner
17 Reyes as the Chair and Commissioner Seitzman as the
18 Vice-Chair.

19 COMMISSIONER RUSSO: Correct.

20 ATTORNEY M. FITZPATRICK: Motion and a
21 second.

22 EXECUTIVE DIRECTOR RECKO: Very good.

23 Are we ready for a vote?

24 Anthony Forbes?

25 Andrew Impastato?

1 COMMISSIONER SEITZMAN: Andrew?
2 CHAIRPERSON REYES: We lost Andrew?
3 Andrew?
4 COMMISSIONER IMPASTATO: Yes.
5 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
6 COMMISSIONER LEWIT: Yes.
7 EXECUTIVE DIRECTOR RECKO: Barbara
8 Reyes?
9 CHAIRPERSON REYES: Yes.
10 EXECUTIVE DIRECTOR RECKO: Michael
11 Russo?
12 COMMISSIONER RUSSO: Aye.
13 EXECUTIVE DIRECTOR RECKO: James
14 Sanford?
15 COMMISSIONER SANFORD: No.
16 EXECUTIVE DIRECTOR RECKO: Erica
17 Seitzman?
18 COMMISSIONER SEITZMAN: Yes.
19 CHAIRPERSON REYES: Resolution
20 number --
21 COMMISSIONER RUSSO: On the resolution
22 as amended.
23 ATTORNEY M. FITZPATRICK: Now there
24 would be a vote on the resolution as amended,
25 correct.

1 EXECUTIVE DIRECTOR RECKO: Any
2 discussion?
3 Anthony Forbes?
4 Andrew Impastato?
5 COMMISSIONER IMPASTATO: Yes.
6 COMMISSIONER SEITZMAN: Andrew?
7 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
8 COMMISSIONER LEWIT: Yes.
9 EXECUTIVE DIRECTOR RECKO: Barbara
10 Reyes?
11 CHAIRPERSON REYES: Yes.
12 EXECUTIVE DIRECTOR RECKO: Michael
13 Russo?
14 COMMISSIONER RUSSO: Aye.
15 EXECUTIVE DIRECTOR RECKO: James
16 Sanford?
17 COMMISSIONER SANFORD: No.
18 EXECUTIVE DIRECTOR RECKO: Erica
19 Seitzman?
20 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-05.05

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3 CHAIRPERSON REYES: The next one.

4 Resolution number 2023-05.05.

5 A Resolution of the Housing Authority

6 of the City of Hoboken to extend the contract for

7 the provision of the delivery and pickup of steel

8 roll-on and roll-off trash containers.

9 COMMISSIONER RUSSO: Motion.

10 CHAIRPERSON REYES: Second?

11 COMMISSIONER SEITZMAN: Second.

12 CHAIRPERSON REYES: Discussion?

13 EXECUTIVE DIRECTOR RECKO: Any

14 discussion?

15 CHAIRPERSON REYES: Call the roll.

16 EXECUTIVE DIRECTOR RECKO: Fairly

17 standard thing.

18 Anthony Forbes?

19 Andrew Impastato?

20 COMMISSIONER IMPASTATO: Yes.

21 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

22 COMMISSIONER LEWIT: Yes.

23 EXECUTIVE DIRECTOR RECKO: Barbara

24 Reyes?

25 CHAIRPERSON REYES: Yes.

1 EXECUTIVE DIRECTOR RECKO: Michael
2 Russo?
3 COMMISSIONER RUSSO: Aye.
4 EXECUTIVE DIRECTOR RECKO: James
5 Sanford?
6 COMMISSIONER SANFORD: No.
7 EXECUTIVE DIRECTOR RECKO: Erica
8 Seitzman?
9 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-05.06

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3 CHAIRPERSON REYES: Resolution No.

4 2023-05.06.

5 A Resolution of the Housing Authority

6 of the City of Hoboken to award a contract for

7 computer maintenance service.

8 COMMISSIONER RUSSO: Motion.

9 COMMISSIONER SEITZMAN: Second.

10 EXECUTIVE DIRECTOR RECKO: Any

11 discussion?

12 CHAIRPERSON REYES: Call the roll.

13 EXECUTIVE DIRECTOR RECKO: Anthony

14 Forbes?

15 Andrew Impastato?

16 COMMISSIONER IMPASTATO: Yes.

17 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

18 COMMISSIONER LEWIT: Yes.

19 EXECUTIVE DIRECTOR RECKO: Barbara

20 Reyes?

21 CHAIRPERSON REYES: Yes.

22 EXECUTIVE DIRECTOR RECKO: Michael

23 Russo?

24 COMMISSIONER RUSSO: Aye.

25 EXECUTIVE DIRECTOR RECKO: James

1 Sanford?

2 COMMISSIONER SANFORD: No.

3 EXECUTIVE DIRECTOR RECKO: Erica

4 Seitzman?

5 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-05.07

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3 CHAIRPERSON REYES: Resolution No.
4 2023-05.07.

5 A Resolution of the Housing Authority
6 of the City of Hoboken to enter into a Shared
7 Services Agreement with housing -- with the Housing
8 Authority of the Township of Irvington.

9 COMMISSIONER RUSSO: Motion.

10 COMMISSIONER SEITZMAN: Second.

11 Director, do you want to explain a little bit, if
12 you don't mind.

13 EXECUTIVE DIRECTOR RECKO: Yeah, I can,
14 I can.

15 CHAIRPERSON REYES: Guys, please. Side
16 conversations.

17 EXECUTIVE DIRECTOR RECKO: HUD has a
18 rule that we commonly refer to in the business as
19 piggybacking, that if this Housing Authority has
20 done a fair and open RFP or RFQ for services and we
21 chose a certain contractor, that another housing
22 authority can, what's been known as, piggyback on
23 our process. So, they can then say, if we allow it,
24 that they can, in essence, piggyback on our process
25 and say their process is ours and it's legal for

1 them to hire that firm.

2 COMMISSIONER SEITZMAN: And we don't
3 pay that, right?

4 (Simultaneous crosstalk.)

5 EXECUTIVE DIRECTOR RECKO: No, no.
6 There's no money exchanged.

7 COMMISSIONER SEITZMAN: Right, right.

8 EXECUTIVE DIRECTOR RECKO: No money
9 exchanged whatsoever. It's just that they now can
10 legally, according to HUD, hire that firm. And we
11 did this a little while ago with the Fitzpatrick Law
12 Firm, so Irvington could also use the Fitzpatrick
13 Law Firm, and the Director of HUD, if you know
14 Irvington has been taken over by HUD. The new
15 director of HUD in Newark contacted me and asked me
16 if we would be open to having the Irvington Housing
17 Authority piggyback on our contract for Joe Manfredi
18 for special legal services, and I said, "Sure, we'll
19 be more than happy to do that." So that's where we
20 are tonight. It's really, to my mind, a formality.
21 Allow them to piggyback on ours. We've done them a
22 favor and it was good.

23 ATTORNEY M. FITZPATRICK: And if I may,
24 as Commissioner Seitzman touched on, there is no
25 money exchanging hands between the authorities. The

1 result, if you were to approve this, would be a
2 Shared Services Agreement between the two
3 authorities, largely to protect the Hoboken Housing
4 Authority. There's an indemnification clause that
5 Irvington Housing Authority would indemnify you,
6 should there be any issue as a result of that. So
7 it's essentially to protect, in large part, the
8 Hoboken Housing Authority, and then the Irvington
9 Housing Authority would enter into an actual
10 contract with the firm themselves. So, you would
11 not be a party to that contract between the
12 Irvington Housing Authority and the attorney in this
13 case.

14 CHAIRPERSON REYES: Okay.

15 EXECUTIVE DIRECTOR RECKO: Good.

16 Understood.

17 COMMISSIONER SANFORD: I justed want to
18 state I do not agree with the practice of
19 piggybacking and that is why I will be voting no on
20 the resolution.

21 COURT STENOGRAPHER: I'm sorry, that is
22 why?

23 COMMISSIONER SANFORD: That is why I
24 will be voting no on the resolution.

25 EXECUTIVE DIRECTOR RECKO: Okay.

1 Anything else?
2 Anthony Forbes?
3 COMMISSIONER SEITZMAN: Andrew?
4 Andrew Impastato?
5 COMMISSIONER IMPASTATO: Yes.
6 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?
7 COMMISSIONER LEWIT: Yes.
8 EXECUTIVE DIRECTOR RECKO: Barbara
9 Reyes?
10 CHAIRPERSON REYES: Yes.
11 EXECUTIVE DIRECTOR RECKO: Michael
12 Russo?
13 COMMISSIONER RUSSO: Aye.
14 EXECUTIVE DIRECTOR RECKO: James
15 Sanford?
16 COMMISSIONER SANFORD: No.
17 EXECUTIVE DIRECTOR RECKO: Erica
18 Seitzman?
19 COMMISSIONER SEITZMAN: Yes.

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1 CHAIRPERSON REYES: Thank you. I
2 just -- before we close out the meeting -- that's
3 it, right? We're done, right?

4 So, before we close out the meeting, I
5 just want to take a moment to thank this Board,
6 Michael, Erica, Mr. Lewit, and all those that voted
7 for me tonight, I want to thank you.

8 I also want to state that this past
9 year has been a learning experience for me. I've
10 learned a lot about the Housing Authority and what
11 we're going through, and I just want the residents
12 to know that as a resident I will never make a
13 decision that's going to affect us. It's not --
14 like, in the past where you've had a Chairperson who
15 doesn't live here and doesn't know what you're going
16 through. I know what you're going through. I will
17 never put our homes in jeopardy. I will always make
18 the decision, the best decisions for the residents
19 of the Housing Authority, and I will always stand
20 with the residents of the Housing Authority.

21 So, thank you all and thank you,
22 Michael, for helping me through this.

23 COMMISSIONER RUSSO: Any time.

24 If I could just add one thing, and I
25 know it's frustrating, especially when it comes to

1 legal issues in the Housing Authority. A lot of
2 times when they're brought before us, it's very,
3 very difficult, and as our attorney sits next to me,
4 he could assure us that sometimes we can't really
5 get into those types of conversations because we, as
6 Commissioners and the Administration, may be called
7 before one of those authorities, and if we're having
8 those conversations at a public meeting, it
9 undermines that investigation.

10 So, I understand, believe me, I
11 understand the frustration. I hear it not only here
12 at the Housing Authority, I hear it at the City as
13 well. But sometimes we have to sit here and we
14 cannot say something and we can't engage in those
15 conversations, because there are active
16 investigations going on. So it's just something
17 that I know everyone is frustrated by not being able
18 to have that type of a dialogue with residents, but
19 it's in the best interest of the residents and the
20 Housing Authority.

21 So, I just wanted to put that on the
22 record again.

23 CHAIRPERSON REYES: Thank you.

24 EXECUTIVE DIRECTOR RECKO: Thank you.

25 COMMISSIONER RUSSO: Motion to close.

1 COMMISSIONER IMPASTATO: Motion to
2 close.

3 (Unanimous affirmative voice vote taken at
4 this time.)

5 (Concluded at 8:26 p.m.)

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CERTIFICATE OF OFFICER

I, THERESA L. TIERNAN, A Registered Merit Reporter, Certified Stenographic Shorthand Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and correct transcript of the proceedings as taken stenographically by and before me at the time, place and on the date herein before set forth.

I DO FURTHER CERTIFY that I am neither a relative nor employee nor attorney nor counsel of any of the parties to this action, and that I am neither a relative nor employee of such attorney or counsel, and that I am not financially interested in the action.

THERESA L. TIERNAN, CCR, RMR
Notary Public of the State of New Jersey
C.C.R. License No. XI01210

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