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REGULAR MEETING OF THE BOARD  
OF COMMISSIONERS OF THE  
HOBOKEN HOUSING AUTHORITY OF  
THE CITY OF HOBOKEN

THURSDAY  
OCTOBER 12, 2023  
7:00 P.M.

---

HELD IN PERSON AT  
220 ADAMS STREET  
HOBOKEN, NEW JERSEY

BEFORE:

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

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APPEARANCES:

FITZPATRICK & WATERMAN, ESQS.,  
BY: MATTHEW FITZPATRICK, ESQ.  
and HAROLD FITZPATRICK, ESQ.  
Attorney for the Board.

ALSO PRESENT:

MARC A. RECKO, EXECUTIVE DIRECTOR  
LOURDES PRIESTLEY, DIRECTOR OF ADMINISTRATION  
FRANK MERCHAND, DIRECTOR OF MANAGEMENT  
EMIL KOTHERITHARA, CFO  
DANIEL PEREZ (absent)

THERESA L. TIERNAN, RMR, CCR  
CERTIFIED STENOGRAPHIC SHORTHAND REPORTER  
(201) 924-7474

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I N D E X

<u>AGENDA</u>	<u>PAGE</u>
ROLL CALL	3
READING OF ANNOUNCEMENTS	3
PUBLIC COMMENTS	4
EXECUTIVE DIRECTOR'S COMMENTS	91

RESOLUTIONS

Resolution 2023-10.01	57
Resolution 2023-10.02	59
Resolution 2023-10.03	66
Resolution 2023-10.04	68
Resolution 2023-10.05	74

1 (PLEDGE OF ALLEGIANCE RECITED AT THIS TIME.)

2 CHAIRWOMAN REYES: I would like to  
3 advise those present that notice of this regular  
4 meeting of the Housing Authority of the City of  
5 Hoboken has been provided to the public in  
6 accordance with the provisions of the Open Public  
7 Meetings Act. Notice of this meeting of Thursday,  
8 October 12th, 2023, was given by publication of the  
9 annual meeting notice of the Authority with  
10 amendments as necessary, was sent to the Jersey  
11 Journal and Star Ledger on Tuesday, October 3rd,  
12 2023; was sent to the city clerk of Hoboken on  
13 Tuesday, October 3rd, 2023, with a copy of the  
14 agenda to be posted on the bulletin board in City  
15 Hall, Hoboken Library, and Hoboken Police  
16 Department, and posted on the Authority's website on  
17 Tuesday, October 3rd, 2023.

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

22 Director, roll call.

23 EXECUTIVE DIRECTOR RECKO: I shall.

24 Anthony Forbes? I know you're there.  
25 Reverend Forbes. Roll call.

1 CHAIRWOMAN REYES: He's talking, but we  
2 can't hear him.

3 COMMISSIONER FORBES: Present.

4 EXECUTIVE DIRECTOR RECKO: Thank you.  
5 Andrew Impastato?

6 COMMISSIONER IMPASTATO: Here.

7 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

8 COMMISSIONER LEWIT: Here.

9 EXECUTIVE DIRECTOR RECKO: Barbara  
10 Reyes?

11 CHAIRWOMAN REYES: Here.

12 EXECUTIVE DIRECTOR RECKO: Michael  
13 Russo?

14 James Sanford?

15 Erica Seitzman?

16 COMMISSIONER SEITZMAN: Present.

17 CHAIRWOMAN REYES: I would just like to  
18 ask before we open up to the public portion that if  
19 you guys are having conversations, please go outside  
20 as it makes it hard for the Court Reporter to take  
21 minutes, and we also ask that if you have a phone or  
22 cell phone if you can mute them during the meeting.  
23 Or silence them. Thank you.

24 Jorge Muriel.

25 EXECUTIVE DIRECTOR RECKO: You want to

1 suspend the agenda and go through all of that first?

2 CHAIRWOMAN REYES: Do you want to  
3 suspend the agenda now?

4 EXECUTIVE DIRECTOR RECKO: I think we  
5 should.

6 CHAIRWOMAN REYES: I thought we were  
7 going to do after.

8 EXECUTIVE DIRECTOR RECKO: Okay, okay.

9 CHAIRWOMAN REYES: Is that fine?

10 EXECUTIVE DIRECTOR RECKO: Okay.

11 That's fine.

12 MR. MURIEL: Jorge Muriel.

13 COURT STENOGRAPHER: Could you just  
14 spell it?

15 MR. MURIEL: J-O-R-G-E, M-U-R-I-E-L.

16 COURT STENOGRAPHER: And just speak  
17 directly into the microphone.

18 MR. MURIEL: I'm here because we've  
19 been having problems again with the security and  
20 what's going on in the building is not good.  
21 There's been fights. The security just stands on  
22 the side and don't call the cops. The tenants call  
23 the cops and the cops long to get here. They have  
24 to call three or four times for the cops to come,  
25 and that's not acceptable. And what's happening on

1 each floor, people getting hurt, people getting  
2 threatened. They put emblems on people's doors  
3 saying they're going to kill them. That's not  
4 right. There's people carrying knives, mace, bear  
5 spray in their pockets because they're scared to  
6 come in the building when they're going home and  
7 we've been going through this for the longest. If  
8 they have those security cameras in the hallways  
9 upstairs, in each floor, people won't be afraid, but  
10 they are afraid because people are doing stuff to  
11 them and they're not getting taken care of.

12 (COMMISSIONER SANFORD ENTERS THE PROCEEDINGS  
13 AT 7:08 P.M.)

14 MR. MURIEL: And they need help. These  
15 ladies need help. They're all scared and they need  
16 help from all of yous. Elections is coming up and  
17 yous want people to go out and vote. Well, if you  
18 want their votes, come and help them out now because  
19 it's getting out of hand. The security guard, on  
20 Labor Day weekend I came, he's sitting in front of  
21 the bathroom with his feet up on top of a chair  
22 playing his video game on the phone. That's  
23 security? You're wasting money there and you're  
24 better off putting cameras, like you put those  
25 lights, fixtures, that costs a lot more money. You

1 should have put cameras instead of that and leave  
2 the lights and clean, but everything is getting bad,  
3 people are going to get hurt, until there's a  
4 fatality, it's going to be on you, okay?

5 CHAIRWOMAN REYES: Thank you, Mr.  
6 Muriel.

7 Can the record show -- can the record  
8 please demonstrate that Commissioner Sanford has  
9 arrived?

10 Candace, I'm sorry if I can't --

11 VOICE: Wanamaker.

12 CHAIRWOMAN REYES: Wanamaker.

13 MS. WANAMAKER: It's Candace  
14 Wanamaker, C-A-N-D-I-A-C-E, W-A-N-A-M-A-K-E-R. I'm  
15 here just after 15 years of frustration for  
16 basically similar to what Jorge said. The building  
17 has gotten very bad, it's not like the building we  
18 moved in when it was 55 and over, and that's the  
19 type building I wanted to live in, I guess, until my  
20 last days, but it's changed considerably, and I  
21 guess the past few years, and I think it's when it  
22 opened up and I say opened up to not being a true  
23 senior citizen building anymore. When I moved in,  
24 they said you have to be 55 and over, and I moved in  
25 because I was on disability at the time, and I got

1 questioned. Oh, you don't look the age, and all  
2 this and that, you had to show the ID. I was  
3 willing the show the ID, I wasn't coming in under  
4 falls pretenses, but now we have every age you can  
5 think of, and I'm not against anybody's age, but  
6 this is supposed to be a smoke-free building.  
7 Supposed to be. It's not. It's not. I'd like to  
8 see anyone of yous come one night, sit on my  
9 balcony, and if you have an allergy like I have,  
10 very bad, I have COPD and I've never smoked in my  
11 life. I have two pumps. I have medicine. I have a  
12 machine I have to take twice a day and now I'm  
13 almost getting three times a day. I don't want to  
14 go on oxygen, but I had the smell of cigarette smoke  
15 and weed, now that it's legal. It seems to be legal  
16 in this building because they tell us, some people  
17 come up to you and say, "I can smoke in this  
18 building. I don't have to listen to that lease.  
19 What are they going to do, put me in the street?  
20 Ha, I pay my rent." That is the attitude we have to  
21 deal with? I cross me T's and dot my I's. I don't  
22 do anything wrong, at least I try not to, but you  
23 get frustrated, because you go to people and talk to  
24 them, and they say, "Well, you've got to catch the  
25 person." How are you supposed to catch a person



1 smoking weed on their balcony? Am I supposed to  
2 climb a balcony or stand out there and look for that  
3 balcony where it's coming from as it's coming into  
4 my building and my apartment and I get nauseous from  
5 it and throw up? And my COPD gets worse by the day?  
6 And I'm not the only one. People are fighting  
7 cancer in here and everything else and have to deal  
8 with this every day. And then you do have fights.  
9 People fighting each other with canes and stuff?  
10 What are we, animals? No, we're older people, but  
11 we still have brains, we still watch the history, we  
12 still watch the news. I have a very good brain and  
13 I'm very into everything, and right now I'm just  
14 frustrated because nothing's being done. The  
15 building's in bad shape, not structurally, but the  
16 infrastructure. Walk down our stairwells, they're  
17 filthy. When were they last cleaned? Please tell  
18 me. When were they last cleaned? They're filthy.  
19 And we're supposed to live in it? Roaches? I never  
20 had roaches in my life and I was raised in the  
21 projects in Paterson. We never had a roach. Now  
22 this past year I'm getting roaches and I hate them,  
23 they're skeevy. I'd rather have mice crawling  
24 around. You catch the little critters. And now  
25 this year, our first week I had a roach -- a mouse,

1 and my cat thinks it's a toy, and I've been trying  
2 to catch it. Well, the exterminator is going to try  
3 and catch it for me this week, but my cats been  
4 trying to play with it. He thinks it's a toy. So  
5 do we have to deal with all this? Filth? Roaches?  
6 Mice? I hear of bedbugs. Thank God I haven't had  
7 them. But come on, we pay our rent, and I pay my  
8 rent on time for 15 years and I had damage to my  
9 apartment that the inspector this week or a few  
10 weeks ago failed my apartment horribly. I've been  
11 on a transfer since 2016 and because I may be moving  
12 soon they wouldn't transfer me into a different  
13 apartment. They're going to work around me when I  
14 can just about breath. You hear my voice. But  
15 they're going to work around me. When I have four  
16 apartments on my floor empty and I've been on a  
17 transfer list forever. My kitchen, my bathroom,  
18 paint my ceiling because I finally got an inspector  
19 that didn't have blinders on when he came into my  
20 apartment and he failed it. And I have people  
21 coming in my apartment saying I can live there while  
22 they're doing it? It's not fair. Thank you.

23 CHAIRWOMAN REYES: Thank you, Ms.  
24 Wanamaker. Adrienne Rawlins.

25 MS. RAWLINS: A few of you have gotten

1 this printout that I am going to read from. There's  
2 also a couple of other comments. Since I've worked  
3 in the -- since I've been employed, we've always had  
4 a third-party verification form signed by the tenant  
5 regardless of how many paystubs we bring in, that  
6 would go to the employer, that has not been done  
7 since 2020 when Mr. Footman was still the manager,  
8 and I don't understand why it has not been done.  
9 Regardless of whether you bring in two or four  
10 paystubs, that form is always signed and there's  
11 usually the employer will fill it out and send it  
12 back.

13 Back in 2019 when my son graduated from  
14 college, I provided a copy of his diploma. Housing  
15 was supposed to remove the student status from his  
16 name. In September of 2021 Maria stated that it was  
17 not removed and, therefore, she removed it. That's  
18 not my fault, I reported it when he graduated. What  
19 your staff does after I walk out the door is not my  
20 responsibility. I am not responsible for any back  
21 rent due to negligence of your staff. So if there's  
22 something that I brought in and whether the manager  
23 threw it away, shredded it, I don't know. I always  
24 bring my paperwork in. I also have backup paperwork  
25 that I always make copies of. So I have proof that

1 I sent things in.

2 How do you calculate rent based on  
3 commission? My son's a real estate agent, doesn't  
4 make the traditional weekly or biweekly income.  
5 Maria has contacted his employer to try to get a  
6 more clarified statement from them, and I asked her  
7 that I need to see how the calculations are done, so  
8 that moving forward I can also do my own  
9 calculations before we send them the paperwork,  
10 which is what I do with my paystubs and Chris's  
11 paystubs.

12 And when you have those working on  
13 commission or doing UberEats or Instacart, how is  
14 their income calculated? And how come management  
15 doesn't ask for further information like the income  
16 verification form which should be filled out,  
17 included, it should be included in the lease packet  
18 or when we bring the lease packet back should be  
19 signed right there.

20 I'm not responsible for management  
21 making mistakes and putting it on residents. I'm  
22 not responsible for that. When I stated that my son  
23 was going to be a real estate, I texted Maria, I  
24 sent information, I sent whatever paperwork was  
25 asked, and then I was told to fill out income,

1 date -- no income verification form. It's not what  
2 should have been filled out. It should have been  
3 something else, but that wasn't my error, that was  
4 your manager's error. So I'm not responsible for  
5 that either.

6 My hallways are still dirty. I don't  
7 understand how the guy sees a piece of paper, picks  
8 up that piece of paper, but neglects the dirt that's  
9 on the rest of the floor and doesn't mop on a  
10 regular basis. The elevator, I don't know what he's  
11 using to clean it, but I've gone in two days in a  
12 row and it was just a very strong, nasty smell,  
13 which started my asthma, and I had to use my inhaler  
14 and I didn't like to use that. Yeah, that's it.

15 CHAIRWOMAN REYES: Thank you, Adrienne  
16 Eileen McSweeney? McNerney (phonetic).

17 MS. MCNERNEY: McNerney.

18 CHAIRWOMAN REYES: Oh, sorry. I'm  
19 sorry. I don't have my glasses today.

20 MS. MCNERNEY: Eileen McNerney. I live  
21 at 311 13th Street, Apartment 8C.

22 I'm here because I'm 83 years old. I'm  
23 in this building over 24 years. I come down. I was  
24 in the hospital six, seven times, okay? I come down  
25 to relax. The other night I came down to play

1 Pokeno and they came in swinging canes. It took an  
2 hour and a half for the cops to come. Security  
3 stood at the door, didn't do nothing. It started  
4 outside, okay? I'm afraid that I am going to get  
5 hurt in this building. And I am not going to be  
6 alive to sue, and I'm not here to sue, I'm here to  
7 say they say the golden years? Not living in here,  
8 it's not the golden years. You come down, you sit,  
9 you want to talk, and you got to hear who is with  
10 this one, who is stealing, I don't come down to hear  
11 that. I come down to relax. I have to listen --  
12 they're putting people in here that are young, that  
13 don't know what they're doing, and they don't care.  
14 You're sitting outside. You don't know if you're  
15 going to get smacked in the face or not. I don't  
16 think it's fair. When I had my grandson, I got in  
17 trouble. Okay. But I raised him. My daughter  
18 passed away. I raised my grandson and I'm proud  
19 that you helped him. She knows. I have to lay at  
20 night with my door locked. I lost the keys. If it  
21 wasn't for Danny and the people in the office giving  
22 me another set, I had to -- I have a kid that come  
23 down today. I'm living here 24 years, all right.  
24 Maybe with my grandson there was little reports. He  
25 come down today and said that I'm harassing him. I

1 live here 24 years. I never had a thing brought  
2 against me. He come down screaming outside, "Oh,  
3 you're this. You talked to my mother." I paid him  
4 mother because I couldn't get a homemaker, and I was  
5 passing out on the floor, and he came down in the  
6 office today. Nothing gets done. He called the  
7 cops, five times the cops came. Locked the  
8 girlfriend up, but the girlfriend's back. "Oh,  
9 we're watching a movie." The other night he was  
10 banging on the wall so bad. His mother -- I  
11 have called me, oh, I said, "I'm not knocking at  
12 your son's door." "Why?" "Because I don't trust  
13 him." He lives right next door. I'm there alone.  
14 He could climb the balcony, come through and kill  
15 me. Who's going to know, Danny? That's the only  
16 one that comes and checks.

17 I don't think, the building when I  
18 moved in here, there's people that's old tenants  
19 that's here at the meeting. This building was kept  
20 beautiful. Now you got mice, you got roaches, and  
21 nothing gets done. They come in. They exterminate.  
22 "Oh, here, put this down." For what? I'm stick --  
23 I'm getting it on my foot.

24 If I fall, who's going to come and find  
25 me? Danny. That's the only one.

1                   You come down here to sit and play or  
2 talk, and it's, "Oh, I got this." I -- he's robbing  
3 me. If you're 80 years old, what are doing with a  
4 23 year old? What? What? Answer it. And then you  
5 got to come down and listen to this every day,  
6 calling 50 times on the phone. Oh, he's texting. I  
7 don't care. I have my grandchildren.

8                   CHAIRWOMAN REYES: Thank you, Eileen.

9                   MS. MCNERNEY: Eighty years old? Come  
10 on. Get the building back together where it was.  
11 Get it back together. She does the job.

12                  CHAIRWOMAN REYES: Carmen Vega.

13                  MS. VEGA: Caught me at the perfect  
14 timing.

15                  Carmen Vega, Apartment 6E.

16                  What I want to discuss is there was an  
17 incident that occurred on Tuesday. I was told about  
18 it and one of the things that did occur was that  
19 that the people that was sitting down, they were  
20 afraid because where you going to run if they're  
21 swinging canes at one another, you know, and some of  
22 them call me because they're not -- they haven't  
23 been all to sleep. So I don't know if Danny has to  
24 get some sort of counseling over here for real.

25                  And another thing is that we want to



1 know is when security was here, how long did it took  
2 them to call the police and how long did it take the  
3 police to get here? That's another thing, because  
4 we don't even know. They said that the police took  
5 quite a while and there was somebody said that the  
6 police said that, and I doubt the police saying  
7 something like that, that they were too busy.

8 Well, if Fox Hill has a problem and we  
9 call you, yes, it's urgent for Fox Hill to be  
10 calling any of the tenants here. Okay, you say  
11 you're hearing us, so they did say it. Okay.

12 So thing that occurred that --

13 CHAIRWOMAN REYES: Guys, please no  
14 talking in the background, please. Thank you.

15 MS. VEGA: And one of the things that I  
16 have discussed with Frank, and at the Board meeting  
17 is, Mr. Recko, you're aware of this, that I've been  
18 asking for the supervisor of security to come in and  
19 sit down with the tenant. This has not occurred and  
20 I've been asking for this since the summer, so I  
21 don't want the tenants here to say that I'm not  
22 doing my part, because I've been requesting it.

23 Now, one day when I was here, she was  
24 training someone that this woman came and I asked  
25 her, you need advice, she said, no, I live down the

1 shore. How are we giving -- how are you giving  
2 contracts to people that are not around, that are  
3 not nearby? How true that is or not, we need to  
4 find out who you're contracting here for security.  
5 And these young kids, they're not doing much for us.  
6 I came at 1 o'clock last Saturday with my mother, I  
7 was in a concert. I arrived at 1 o'clock in the  
8 morning. There was no one sitting out there  
9 whatsoever. I have arrived other times and there's  
10 no one sitting there whatsoever. Saturday and  
11 Sunday, I don't know, they're supposed to be here?  
12 Because I haven't seen anyone on a Saturday and  
13 Sunday. Another thing is that the tenants here need  
14 to be aware that the -- because there's a cutie  
15 downstairs and she's cute, it doesn't mean that  
16 you're there to entertain her. She's security,  
17 she's supposed to do her job. You should go home  
18 and watch TV or watch a movie and do what you got to  
19 do, because the lobby is not a hangout. Oh, you  
20 know, I call it like it is.

21 Another thing is that it's true because  
22 there's too much chaos going on, and it's been told  
23 to me.

24 The marijuana issue, I have a tenant  
25 here that has complained to me about that on the

1 fourth floor, but they smoke marijuana, they're  
2 slamming the doors on the fourth floor late at  
3 night, they bother one of the tenants that lives in  
4 the corner and that's not right either.

5 (COMMISSIONER RUSSO ENTERS THE PROCEEDINGS AT  
6 7:27 P.M.)

7 MS. VEGA: So we've been having  
8 problems.

9 As far as roaches and mice and all that  
10 that's going on, this has gotten worse, worse, and  
11 some of us do not -- I know we are base income, but  
12 not everybody pays cheap rent here. So I'm sorry to  
13 say that, but I got to call, it's a space, call it  
14 like it is, Carmen.

15 So the bottom line is there's a lot of  
16 problems going on here. It's true what they say. A  
17 lot of these tenants that are disabled that are here  
18 living, they were able to get an application and  
19 move in, but yet you move in here and you cause  
20 chaos. You're making tenants be frightened to walk  
21 around to take out the garbage. You can't even take  
22 out the garbage at 10 o'clock because people afraid  
23 that people might be hiding somewhere to jump them  
24 or whatever. Why are we keeping these people here?  
25 I know that we have to go through the protocol. We

1           have to wait for them to be prosecuted, whatever  
2           situation may be, but at the same token, they have  
3           been reprimanded for what they're doing. They have  
4           to be aware that if they continue their bullshit,  
5           and I call it like it is, they're going to be thrown  
6           out of here. Because if any of us -- any of us here  
7           do anything out of order, we'll be reprimanded.

8                         So, Mr. Recko, and take my advice, when  
9           Carmelo Garcia made -- they may call him whatever  
10          they want to say about him, but I'm going to tell  
11          you one thing, when something happened in the  
12          building, Carmelo was here, was one of the first  
13          persons to have meeting with people and that would  
14          come down and he would get to the bottom of this.  
15          What happened, how it what happened, how it started  
16          and who did it, and he would reprimand each one of  
17          us, because I got a letter at one point and I was  
18          reprimanded. And you know what? I learned from it.  
19          I learned from it. That's why I do my bingo, I'm  
20          going to do my bingo here on Mondays. I was talking  
21          with Carmen. They do the Pokeno, and I'm sorry if  
22          we got to shut people out, but at the end of the day  
23          when I do my bingo, and you're not part of the  
24          bingo, and you're not there to play bingo, I'm going  
25          to the door. I'm not going to put up with that

1 nonsense, people coming in and out and causing chaos  
2 because they feel like it, because they're in the  
3 housing, and they're, "Oh, let me go downstairs."  
4 No, that's not the way life is. You have to respect  
5 one another. As tenants we have to respect one  
6 another. If we don't respect one another, then what  
7 are we doing? What are we doing for one another,  
8 you know, and that's not right because at the end of  
9 the day there's people here with health issues,  
10 whatever it may be and, you know, and people -- I  
11 don't have to stand here and defend people, but for  
12 a fact, if that guy that had the cane was going to  
13 strike the other person that I know for a fact that  
14 has health issue, you know, has surgeries or  
15 whatever, I mean, come on, where are we going with  
16 this?

17 CHAIRWOMAN REYES: Thank you, Carmen.

18 MS. VEGA: And that's where I'm at. So  
19 I think I have -- I just want to say that there's  
20 problems here, how are we going to solve these  
21 solutions? We need solutions. We need action. And  
22 we have to take back the building no matter what it  
23 costs. Thank you.

24 CHAIRWOMAN REYES: Thank you, Carmen.

25 Councilman Cohen?

1                   COUNCILMAN COHEN: Good evening,  
2 everyone. First I want to mention --

3                   COURT STENOGRAPHER: Could I have your  
4 full name?

5                   COUNCILMAN COHEN: Phil Cohen,  
6 C-O-H-E-N.

7                   City Council passed a unanimous  
8 resolution in support of Commissioner Lewit, and I  
9 just want to say that we're all thinking about you,  
10 we're all supportive of you and we wish you all the  
11 best, Aaron. Thank you.

12                   I have heard from some of the tenants,  
13 first, hi to everyone in Fox Hill, to all my  
14 friends, it's great to be with you tonight. I have  
15 heard reports about the incidents with people afraid  
16 of people swinging canes like a weapon or whether  
17 police are responding quickly or whether incidents  
18 are being reported. So, I want to encourage all my  
19 friends in Fox Hill to make reports when incidents  
20 happen. The only way that the Housing Authority can  
21 get to the bottom of the situation is if there's  
22 been a formal report filed. I know for a fact that  
23 when there's been fighting in the building, that  
24 people have been threatened with eviction and  
25 evicted over fighting, but the only way that that

1 can be done is if people are given due process, if  
2 they're given an opportunity to be heard to defend  
3 themselves, because anybody can point a finger and  
4 say, "This person doesn't belong in the building.  
5 This person doesn't belong here," but none of us  
6 would want to have that happen to us without given  
7 an opportunity to speak on their own behalf and tell  
8 their side of the story because there's always two  
9 sides, sometimes there's ten sides to a story, but  
10 if they're going to make a decision about sending  
11 someone out of this building, they have to do it  
12 carefully, thoughtfully, and fairly, and that's  
13 important to all the Commissioners. I know it's  
14 important to Director Recko. But I want to make  
15 sure that my friends feel safe in their homes. We  
16 all want to feel safe in our homes, but the only way  
17 to get to the bottom of the situation is to do the  
18 reporting, and if you do the reporting, I know for a  
19 fact it's going to be taken care of. I am a little  
20 concerned about the fact that there's been  
21 suggestions that the police are not responding  
22 promptly, and I want to learn more about that. I'm  
23 going to be following up on that because I know that  
24 Chief Aguiar and Public Safety Director Ferrante  
25 care very much about that. They're proud of their

1 response times, and if the response time is not good  
2 so that people are in fear, that's a problem. So I  
3 want to know more about that and I'm going to get on  
4 top of that. So, Carmen Vega, the president of the  
5 building, has mentioned this to me. I'm going to be  
6 following up with her. I want to learn more facts  
7 about that so that I can pursue it, and if there's  
8 something that I need to discuss with Director Recko  
9 with respect to the responsiveness of the Housing  
10 Authority, that's something that we need to follow  
11 up on and I want to take that seriously.

12 And finally, I just want to say that I  
13 know a lot of us are watching the stories that are  
14 happening out of Israel right now. A lot of us are  
15 very upset about this. There was a beautiful vigil  
16 with Governor Murphy out of Pier A. There was a  
17 service at the synagogue, the United Synagogue of  
18 Hoboken that I participated in this week. It's just  
19 a devastating, devastating thing, and when he talk  
20 about the problems and the things that we're dealing  
21 with in our lives, when you look about what's going  
22 on there right now, it really kind of puts things in  
23 perspective about what is truly, truly tragic and  
24 awful. So, I know that our prayers are with the  
25 people and the Middle East right now and we're all



1 hoping for peace and for the victims of terrorism  
2 and acts of heinous murder, we all wish their  
3 families peace at a very, very awful time.

4 Thank you, everybody.

5 CHAIRWOMAN REYES: Thank you.

6 EXECUTIVE DIRECTOR RECKO: Thank you.

7 CHAIRWOMAN REYES: Director, and to the  
8 public as well, as far as the complaints that you  
9 guys are calling the police and that they're stating  
10 to you that they're busy, that they can't come on  
11 the response time, I know for a fact that we're  
12 going to need dates and times of those calls.

13 So, if you guys can get us that  
14 information, it would help us to also follow up on  
15 our end and make sure that this is not a continuous  
16 thing that's happening.

17 EXECUTIVE DIRECTOR RECKO: Please  
18 report to the manager.

19 CHAIRWOMAN REYES: Yes, you can report  
20 it to your manager and then the manager can then put  
21 everything together to send it to Director Recko who  
22 works closely day-to-day with the Hoboken Police  
23 Department.

24 BD. SECRETARY PRIESTLEY: Barbara, can  
25 you also mention about Commissioner Russo?

1                   CHAIRWOMAN REYES: Absolutely. So can  
2 we also please acknowledge that Commissioner Russo  
3 has arrived?

4                   COMMISSIONER RUSSO: Hi, everybody.

5                   CHAIRWOMAN REYES: Jaime Figueroa.

6                   MR. FIGUEROA: Jaime Figueroa, 311 13th  
7 Street, Fox Hills, Apartment 5C. I'm going to  
8 repeat that again, and I'll tell you why later. I  
9 live in Apartment 5C.

10                  COURT STENOGRAPHER: Could you just  
11 spell your name?

12                  MR. FIGUEROA: Spell my name?  
13 Figueroa. F-I-G-U-E-R-O-A.

14                  I'm here and I signed approximately 20  
15 leases. That means I'm here almost 20 years. In  
16 the past two or three years, the language in this  
17 building has changed in an extreme fashion. I was  
18 part of that incident on Tuesday, okay? I tried to  
19 diffuse the situation. That very evening, a lady  
20 living in 6C received a note. This is the language  
21 that we hear inside and outside of this building:  
22 Jaime, this is a witness of Johnny saying don't come  
23 out of your door. You will get mashed up. Trust  
24 me, you mother fucker.

25                  The police reported this or at the

1 manager's office. This is the number of the police  
2 report. I wasn't going to sign a complaint, but the  
3 person that started the problem in here, I don't  
4 know what happened outside, signed the complaint  
5 against me. So I signed a counter complaint. Now,  
6 I'll tell you why I'm here. I'm here because of  
7 security and tenant conduct, okay?

8 Several weeks ago a disabled woman was  
9 slapped by another woman for merely sitting next to  
10 her, okay? Cops came did nothing. Housing, as far  
11 as I'm concerned to my knowledge, has done nothing  
12 about it either, okay?

13 On Tuesday, October 10th, 2023, while  
14 we were enjoying a game of Pokeno, a male tenant  
15 attacked verbally another tenant in the community  
16 room. I tried to diffuse the situation, and he  
17 turned on me using profanity, okay? And then he  
18 rushed me. He created the chaos here in this room.  
19 This is a place of leisure, of community, that's why  
20 it's called a community room. We come down here to  
21 get to know our neighbors, not to become  
22 buddy-buddy, but at least to know your neighbor  
23 because closer than your family to you anywhere you  
24 live is your neighbor and no one else. I was  
25 attacked by two different tenants. Security must be

1 dismissed from our building because when they are  
2 not on their phones or on the internet or playing  
3 games, they have a crowd around them. They're not  
4 here to make friends. They're supposed to be  
5 impartial. If you're getting good money for doing a  
6 job, which is making myself and my fellow tenants  
7 safe or feel safe, at least, that's your job. I  
8 come in at all hours, two in the morning, three in  
9 the morning, 11. Sometimes you have five guys  
10 hanging around the security guard bullshitting, all  
11 right? Their job is to be vigilant, make the  
12 rounds, and make us feel secure. They don't do  
13 that. So, people, tighten your belts. Get rid of  
14 that security company. I was invited to a special  
15 meeting with the security people. Never  
16 materialized, okay? It's better to have no  
17 security, if they are not doing their job, okay?  
18 Because we're the ones that have to defend and  
19 protect ourselves and I'm going to tell you  
20 something, I'll protect any tenant that is in  
21 trouble and I'll defend myself and my family no  
22 matter what I have to do. I've gone many times  
23 throughout these years and set up proper meetings  
24 with the administration and I've told them: If you  
25 don't do something about it, I'll do it my way.

1           You're not going to like my way. I guarantee you,  
2           if I have to put somebody down 6 feet under, I'll do  
3           it." Thank you.

4                         CHAIRWOMAN REYES: Thank you.

5                         Sandra Smith.

6                         MS. SMITH: Sandra Smith. Hello,  
7           everyone.

8                                 I'm talking about my building, 221  
9           Jackson Street, that building. I come in here,  
10          y'all got problems, woo, but we have problems too.  
11          The man on the first floor, the heavy-set man, the  
12          one that tried to blow up the building, y'all have  
13          to deal with him. He's walking around the weekend  
14          past with a bat, swinging the bat. The lady come  
15          running downstairs in the community room because I  
16          had a flea market, saying that he's swinging the bat  
17          on the floors. I call -- Rose had called you,  
18          Mr. Recko and told you about it, and the idea is  
19          that it's not one time, it's a couple of times.  
20          He's off his meds. He's sitting outside talking to  
21          hissself. One time he took his laundry and put it  
22          outside around the gate, and I looked and I said,  
23          "What in the devil is this?" He had it all in there  
24          and I think Housing called the cops to do it. The  
25          cops know him so well, but he's mentally disorder.

1                   CHAIRWOMAN REYES: Unstable.

2                   MS. SMITH: Unstable. And like my  
3 husband said, he's been in the military for 27  
4 years, they have a place where they can take him, he  
5 has a house, they help him to deprogram or whatever,  
6 but he has to go. I'm sorry. We will be doing a  
7 petition in that building. We're going to get it  
8 out and I'm going to make it my business to have  
9 every tenant to sign any complaints that's going on,  
10 and give it to the site manager and then bring a  
11 paper to Mr. Recko and Frank, because like I said,  
12 that building is really terrible. Like he said, the  
13 young people, oh. Last weekend, one of them tried  
14 to jump out the window. I'm sitting there eating my  
15 dinner, me and my husband, everybody is screaming  
16 outside, telling her, she put a blanket over the  
17 thing, trying to jump out the window, and then she  
18 was running to every door knocking on the door  
19 talking about the blood, he's bleeding, he's blood,  
20 blood. So residents are calling me and I said, "Did  
21 y'all call the cops?" They call the cops and  
22 whatnot, the cops came a little bit, maybe about,  
23 like I said, ten or 15 or 20 minutes, and the cops  
24 came, and this was the part that some of the  
25 residents said, the cops came and went upstairs, she

1 was out in the hallway. They was talking to her.  
2 She went in the house and shut the door. I said,  
3 "Why you let her go in?" I said, "Why they let her  
4 go back in the apartment?" They should have kept  
5 her and took her out. They finally, I think, called  
6 residents to open the door. So they opened the door  
7 and they got her and she was -- then she was  
8 blabbing, talking about she was raped. They raped  
9 me. They raped me. And I said wow. But the idea  
10 is she's young. I know they said our building is  
11 senior disabled. Y'all better get these disabled  
12 out of this building, because these young ones here  
13 are destroying it. She brings so much -- she  
14 brought with different mens all the time. Like,  
15 when I had the flea market Saturday, she came  
16 through. I said, "You all right?" She said, "Oh,  
17 I'm good." So, she went through the stairs. So as  
18 she goes to the stairs, I'm looking at her. The man  
19 in the back door, she opened the door to get him in,  
20 and that's the one that she always arguing in the  
21 building. And then the residents, you know, she has  
22 a little dog and she let the dog loose, and the  
23 resident -- the dog almost bit the resident, a  
24 senior. And she said the next time that dog do it,  
25 she said, "I'm going to kick it." She has it with

1 no leash. I know we talked about it with the  
2 residents, the tenant association that y'all going  
3 to go through each person with a pet, pets policy  
4 and register their dogs, but it needs to be done  
5 because you got a lot of people in there with their  
6 dogs are loose, without the leash, and then they get  
7 in the elevator and the dogs wet, pee, in the  
8 elevators and that's a mess. And it's unfair for  
9 the housekeeper to clean it up.

10 And another thing, too, do y'all do  
11 background checks before you put the people in here,  
12 because we got some mental illness people in our  
13 building. I know they said they disabled, but you  
14 could fool me. When the office closed at 4:30, they  
15 come out, and they are wild people up in there.  
16 They be up there swinging, getting high, smoking  
17 their reefer, some of them come in the building with  
18 the reefer in the elevator. One time the cops came  
19 and I came from church. I'm getting the elevator  
20 whoa. I said, "I know y'all smelling." They just  
21 standing there. I said, "Oh, my God. This is  
22 terrible." We need to have a meeting with the  
23 police department, with the police security. We did  
24 ask about it. We had one lady that was working with  
25 us that she had got hired and they got rid of her.



1           And I -- you know, and I heard from somebody said  
2           that they got rid of her because her mother lived in  
3           there. She do her job, because that same one that  
4           want to jump out the window was arguing with her  
5           because she didn't have her ID and she wanted to  
6           open up the door. She said, no, as a resident we  
7           have our ID. We supposed let it in or you program  
8           it with your phone to let you in. She been doing --  
9           putting that little latch to do it, to leave the  
10          door open so she can come in, and every time you  
11          turn around she's bringing different ones coming in.  
12          And the residents, like, they see all this stuff and  
13          I said: You know what, they calls me on the phone  
14          late at night, and I said, "Just call the cops.  
15          Please call the cops." Let it be note. So, now  
16          what I'm going to do, I'm going to each floor, every  
17          resident, and I'm going to tell them, y'all going to  
18          write down all these complaints, give it to the site  
19          manager, give it to Jackie, let them all know what's  
20          going on, because our building, I don't want it to  
21          get as bad as what's going on in Fox Hill, because  
22          next thing we know seniors is going to be swinging,  
23          but some of them do carry weapons, they do carry  
24          weapons, because we do have drug dealers coming in  
25          our building, and they go to these certain floors up

1 in that building and at nighttime they in and out,  
2 and they sometimes bring them great, big, old  
3 Rottweiler dogs in their building.

4 CHAIRWOMAN REYES: Guys, please.

5 MS. SMITH: In that building. And,  
6 like, if you say something, one of them said to  
7 them, oh, you need to mind your own business, and  
8 the lady had came out and said, "Listen, you ain't  
9 talking to me like that." And I told her the next  
10 time you do, she got the name and I said, you just  
11 call the cop and let it be known.

12 And as far as the drug dealers, one of  
13 them went to a resident on the fifth floor, knock on  
14 her door, gave her money, and she asked him what's  
15 the money for? And he said, oh, for the drugs or  
16 whatever. She said you must be got the wrong  
17 number -- the wrong apartment. And after that she  
18 left and called somebody on the phone and they must  
19 have told him it was the wrong apartment, so he ran  
20 to the stairs or the elevator and left out the door.  
21 And we've been having these little problems, and  
22 like I said, these -- so much things are going on at  
23 nighttime and in the daytime is like they calm. So  
24 we to get it better, we got to put some cameras in  
25 the hallway or whatever, but we need things to be

1 done.

2 The security that y'all got now, this  
3 young black guy, he's there and he's doing his job,  
4 he's doing much, much better than the other one that  
5 they had because, like I said, we are vouch for it  
6 where they come, the guy come in, go in the car and  
7 sleep, and don't know nothing about it. Every time  
8 the security don't come, I call Frank. I give you a  
9 little bit of break, Mr. Recko, because they're been  
10 be calling me. They don't show up and I tell them  
11 make it note that they did not show up. Do y'all  
12 know that do the security let y'all know that the  
13 people don't come? I don't know. But they don't  
14 show up and the weekends, it gets kind of wild.

15 CHAIRWOMAN REYES: Thank you, Sandra.

16 MS. SMITH: And the idea is too the  
17 smoking. The ground. I understand y'all have a  
18 company that comes in and clean. Y'all need to look  
19 in front of that building, they're doing a half job.  
20 Maintenance should not be going out there cleaning,  
21 if y'all paying somebody else to clean the grounds.  
22 The cigarettes are all over the place. Trash all  
23 over the place. So if the resident wants to smoke,  
24 get a pail or some dirt and let them stick the  
25 cigarettes in there or something, because it's a

1 mess in front of the building. We got to do better.  
2 Commissioners, y'all got to do y'all homework.

3 CHAIRWOMAN REYES: Thank you.

4 MS. SMITH: Y'all got to really do your  
5 homework.

6 CHAIRWOMAN REYES: Thank you, Sandra.

7 So, Director, before I want on put in a  
8 motions, as I stated earlier, to suspend the agenda  
9 and do the resolutions because Commissioner Forbes  
10 has to leave early, so he wants to be a part of the  
11 resolutions, but before I do that, I just want to  
12 voice my concern as far as this security company. I  
13 have cannot -- I am so livid right now. I think  
14 that there has not been a month that we've sat at  
15 these meetings and not -- and have not heard  
16 anything good about this company. We are spending  
17 thousands and thousands of dollars on this company  
18 and to continuously hear our residents month after  
19 month in each of the buildings have basically the  
20 same complaints is very frustrating. I don't think  
21 that we should be continuously having meetings with  
22 the higher ups of this company. If we have voiced  
23 our concerns, they should have been corrected, and  
24 if they're not, then they should be fired. That is  
25 my opinion and I'm, you know, I can't speak for

1           everybody on this Board, but I can definitely speak  
2           as a resident and I will definitely speak as the  
3           Chair. So, I would hope that Frank and yourself,  
4           Mr. Recko, would get on this as soon as possible and  
5           that either we come to a resolution or if we have to  
6           let them go, let them go because the money, it  
7           doesn't make sense. We're paying them to do  
8           anything. I've never heard as many complaints,  
9           security issues, happening in the senior buildings  
10          than I do now that we have security. Makes no sense  
11          whatsoever.

12                           EXECUTIVE DIRECTOR RECKO: And I want  
13          to say that we have been meeting with the security  
14          company and we are frustrated as well. On the other  
15          hand, as you just heard Ms. Smith say, the guy that  
16          they've got now is great. So, you get this thing.  
17          Our last meet and greet here at Fox Hill, I got very  
18          good reports about the security guy and now two  
19          months later, you get bad reports. That shouldn't  
20          be. There definitely shouldn't be. But we promise  
21          well have them out here to meet with you and we  
22          promise well follow up on that. I know Mr. Merchand  
23          has met with them already. He has put a new system  
24          in for making sure we have actual time sheets. So,  
25          we only pay them if they're here. If somebody calls

1 in from their side, says they're not coming in, they  
2 do not get paid. We check the cameras. Keep them  
3 accountable. We get a report on every walk and  
4 every floor they go to, but again I'm not saying  
5 there aren't problems. They shouldn't be sitting  
6 around with ten people around the desk. That they  
7 cannot she. They shouldn't be sitting up, up there  
8 with a phone playing games. There's no doubt about  
9 that. And please, as much as you can report to us  
10 on that, please give us those reports on time and  
11 dates because we'd appreciate that.

12 COMMISSIONER IMPASTATO: What is the  
13 process now for how they get paid?

14 EXECUTIVE DIRECTOR RECKO: They turn in  
15 time sheets to us.

16 COMMISSIONER IMPASTATO: Just  
17 arbitrarily turn in?

18 EXECUTIVE DIRECTOR RECKO: It's not  
19 arbitrary. It's a billing cycle.

20 COMMISSIONER IMPASTATO: So they write  
21 down whatever they want on the time sheet.

22 EXECUTIVE DIRECTOR RECKO: Well,  
23 they've got a system of actually tracking their guys  
24 on each floor that's an electronic system. Because  
25 as their guys walk by boom, they get tagged in on

1 every floor, so we get copies of that. And we check  
2 them with the camera to see where they are every  
3 day, to see whether somebody came out the day before  
4 or not. We record that.

5 CHAIRWOMAN REYES: Guys, can we  
6 minimize the talking please in the background.

7 EXECUTIVE DIRECTOR RECKO: And if  
8 you're implying that we just close our eyes and take  
9 what they give us --

10 COMMISSIONER IMPASTATO: You just said  
11 it. You said --

12 EXECUTIVE DIRECTOR RECKO: You know  
13 that's not true.

14 COMMISSIONER IMPASTATO: -- we've going  
15 to change the process so that we track when they  
16 come in and out.

17 EXECUTIVE DIRECTOR RECKO: We'll track  
18 even more.

19 COMMISSIONER IMPASTATO: That's why I  
20 asked the question, what are you doing now --

21 EXECUTIVE DIRECTOR RECKO: Yeah, always  
22 have, we always have.

23 COMMISSIONER IMPASTATO: Then you just  
24 said that you are tracking them on the phone.

25 EXECUTIVE DIRECTOR RECKO: Well, I'm

1           sorry if you've caught me in a mistake on what I've  
2           said, and I really apologize for that, if I have,  
3           but we have continued to track them and gotten even  
4           better on tracking them, but what I heard today and  
5           I respond to my residents, what I heard today is  
6           there are issues, and if there are issues with our  
7           system, I will fix it, but --

8                        COMMISSIONER IMPASTATO: Can you send  
9           us a copy of how you're tracking them?

10                       EXECUTIVE DIRECTOR RECKO: Sure.  
11           Absolutely.

12                       COMMISSIONER IMPASTATO: A copy of  
13           that, electronic --

14                       EXECUTIVE DIRECTOR RECKO: Absolutely.

15                       COMMISSIONER IMPASTATO: -- version to  
16           see exactly, I mean, maybe we can put in some ideas  
17           that will help the process.

18                       Again, you know, as the security, you  
19           know, Chair of the subcommittee for security, this  
20           is -- I come to a meeting and this is the first time  
21           I'm hearing any problems.

22                       EXECUTIVE DIRECTOR RECKO: And I'm  
23           upset about it as well.

24                       COMMISSIONER IMPASTATO: But you --  
25           can't you communicate to us and say, "Hey, we're



1           having these problems. What do you guys think?  
2           Let's have a meeting." Maybe we can be in on the  
3           meeting with the security company.

4                       EXECUTIVE DIRECTOR RECKO: Well, of  
5           course we can. But in the meantime, we've been meet  
6           willing with the security company. I think Frank's  
7           had a number of phone calls. Is that right, Frank?  
8           They've had a number of phone calls, you've had a  
9           number of interactions with them.

10                      MR. MERCHAND: Yeah. And I think, if I  
11           may, Director, I think what you were saying they  
12           would change since last month was that we were  
13           requesting to have the sign-in sheets because a lot  
14           of the complaints were about people that were not  
15           getting their IDs checked, so that's what changed  
16           from last month. It wasn't that tracking of the  
17           hours, but the tracking of sign-in sheet, they have  
18           to turn them in, and that has been, you know,  
19           successful, you know, that, of course, comes with  
20           is --

21                      VOICE: That's not true.

22                      COURT STENOGRAPHER: I'm sorry. Frank,  
23           Frank, can you hold on? You can't be talking from  
24           the audience. I'm trying to do my job, please. I'm  
25           sorry, Frank, continue.

1                   MR. MERCHAND: Yes. So, basically,  
2                   what we're doing with the tracking of the -- asking  
3                   people to show their ID, some tenants feel like now  
4                   that, well, I shouldn't have to show my ID every  
5                   time I come in and out, and so that caused a little  
6                   bit of stress, but I want to start by saying, if I  
7                   may, I don't know if it's the proper time, I do want  
8                   to say to the residents of Fox Hill that I am sorry  
9                   that you are feeling the way that you do feel, even  
10                  though that sometimes things take a lot longer than  
11                  they should, some things should be immediate,  
12                  especially when we have a video or we have police  
13                  action and we know that it happens, the law part of  
14                  it, unfortunately, it takes a little bit longer. I  
15                  would love to say that the best security guard  
16                  company in the world would prevented it, rather than  
17                  having the bench outside or the fight that happened  
18                  in Pokeno, unfortunately those are things that would  
19                  have happened even with security. What we do need,  
20                  and what I do see and what I see not only in the  
21                  senior buildings, but in the family side here is a  
22                  lot of mental health issues that are happening and  
23                  that a lot of VD, a lot of anger, a lot of people  
24                  are kind of at that point and it makes it very  
25                  difficult. We do need to increase whatever is

1           happening in the security company, and I agree that  
2           maybe the best step is, Andrew, if we can have, like  
3           you said, a subcommittee get-together, we already  
4           have something in the books for next week with the  
5           Director, with the security company, and in  
6           particular this month, Sandra Smith brought up there  
7           the young lady there is no longer working with them.  
8           She was an example of somebody who was working well  
9           and, you know, for whatever reason she is not there.  
10          They had staffing issues, they're having problems,  
11          people finding parking in Hoboken, so they can't get  
12          people to take the job, they're having problems  
13          coming in. That's not -- unfortunately, we're  
14          paying for a service and that's on them, and that's  
15          what we need to figure out what they're doing, but  
16          we did not pay for, whenever they're a laborer  
17          they're part of this or there's someone out, but we  
18          lose service and we want the service, more than  
19          anything. And I agree that in these times we're in  
20          for general -- a bigger conversation and it is time  
21          for us to come to a security committee and see what  
22          can we do, maybe we're do move in a different  
23          direction, because, like I said, I think even the  
24          best security company is still not going to solve  
25          the issue that we're seeing, and what we do need is

1 more involvement with the tenants in the building  
2 and maybe more resident meetings, because there is,  
3 as Carmen said, there is a lot of tensions in the  
4 building and a lot of people and folks that are in  
5 the room right now, so, and you can just kind of  
6 start it sparking with one word and happen so fast,  
7 so I think that's where we really need to put our  
8 efforts. So whenever we can set something up as  
9 soon as possible I would like to give it to a  
10 security company.

11 EXECUTIVE DIRECTOR RECKO: I think the  
12 week after next we have a security meeting and do a  
13 deep dive. Be glad to do it.

14 COMMISSIONER IMPASTATO: I mean --

15 CHAIRWOMAN REYES: Thank you.

16 COMMISSIONER IMPASTATO: We could  
17 potentially bring in, like, someone from the Hoboken  
18 Police Department to give us some consulting and  
19 advice?

20 EXECUTIVE DIRECTOR RECKO: Of course.  
21 They'd be happy to advise us.

22 COMMISSIONER IMPASTATO: I'm sure the  
23 other question I had, if I can --

24 CHAIRWOMAN REYES: Sure.

25 COMMISSIONER IMPASTATO: The ages of

1 the residents here in this building, has it  
2 drastically changed?

3 EXECUTIVE DIRECTOR RECKO: I have never  
4 known -- I never knew this building was ever 55 and  
5 over. I didn't know in public housing you could do  
6 that. Now, the federal law says that this building  
7 is elderly and disabled. So, you're 62 or over or  
8 disabled, that's federal law, and yes, we do  
9 background checks, yes, we do. And if somebody  
10 comes in, they don't have a record, and they are, in  
11 fact, disabled, by law we cannot turn them away.  
12 I'm sorry. That is by law.

13 COMMISSIONER IMPASTATO: So they could  
14 be 22?

15 EXECUTIVE DIRECTOR RECKO: They can.

16 COMMISSIONER IMPASTATO: And disabled?

17 EXECUTIVE DIRECTOR RECKO: They can,  
18 absolutely.

19 COMMISSIONER IMPASTATO: Maybe not  
20 everyone knows that.

21 EXECUTIVE DIRECTOR RECKO: That's  
22 federal law and that is frustrating for us as well,  
23 and it's a discussion that happens nationally.  
24 These discussions happen all over the country of  
25 buildings that are difficult that are elderly and

1 disabled. And yes, that's true here. And as time  
2 goes by, sometimes the generations get even further  
3 apart that when you first occupy a building, and  
4 this is true statistically, when you first occupy a  
5 building, the ages tend to be more of the same and  
6 as time goes by, they become more different, because  
7 younger people are moving in.

8 COMMISSIONER SANFORD: Question related  
9 to this for counsel.

10 CHAIRWOMAN REYES: Sure.

11 COMMISSIONER SANFORD: So my  
12 understanding is that there are certain communities  
13 that, because of the way they're set up, they are  
14 for elderly residents only, and with the priority of  
15 laws, what takes greater priority than a person that  
16 is disabled or a person that is elderly? That's  
17 part one of the question.

18 Part two of the question: Is there  
19 something that the Housing Authority can do to amend  
20 the organization of the building to allow for a  
21 seniors only space?

22 MR. MERCHAND: I believe that -- so as  
23 far as their wait on the weekend, senior and  
24 disabled have the same purpose, even in rent  
25 calculation and the way the HUD sees, in the eyes of

1 HUD, senior and disabled are the same category.  
2 However, there is a possibility at this particular  
3 time at Fox Hill only, because Fox Hill has already  
4 converted to RAD, that we may apply to HUD if the  
5 building and if the association, if the Board, if we  
6 can -- if we choose to say that Fox Hill has to be  
7 55 or senior and disabled, 55 of minimum age and Fox  
8 Hill because it's RAD as opposed to public housing,  
9 I believe that we can apply for that. It's a  
10 process that we can start, but we can do that  
11 together. Unfortunately, we would not be able to do  
12 that yet at Adams and Monroe because it's something  
13 that is in the future as we go through the  
14 redevelopment and do such models to RAD, we might be  
15 able to do that, and, you know, even though that we  
16 understand, obviously, families and individuals who  
17 are disabled, need buildings where they can be put  
18 in. There's also truth in the fact that the ages  
19 really just don't mesh well together. It's just a  
20 different time in our lives, you know, and I think  
21 that there is value in finding maybe a senior maybe  
22 part of the discussion when the redevelopment comes,  
23 maybe we have a disabled building but for younger  
24 families or for younger individuals and then we just  
25 continue to have senior-only buildings. So to your

1 answer, James, we can probably start to process for  
2 Fox Hill and in the future may be able to do  
3 something about Adams and Monroe.

4 COMMISSIONER SANFORD: Could you share  
5 that information with counsel and have counsel  
6 forward that information to me and to the rest of  
7 the Board?

8 MR. MERCHAND: Absolutely.

9 COMMISSIONER SANFORD: Thank you.

10 CHAIRWOMAN REYES: Thank you.

11 Is that it? Yeah, so I would like to  
12 put a motion to suspend the agenda and to do the  
13 resolutions first.

14 COMMISSIONER RUSSO: Motion.

15 COMMISSIONER SEITZMAN: Second.

16 COMMISSIONER SANFORD: So discussion?

17 CHAIRWOMAN REYES: Discussion?

18 COMMISSIONER SANFORD: Yes. So, if  
19 we're doing the motion to suspend the agenda to  
20 discuss the resolutions --

21 CHAIRWOMAN REYES: It's not -- okay.

22 COMMISSIONER SANFORD: -- to vote on  
23 the resolutions.

24 CHAIRWOMAN REYES: Yes, correct.

25 COMMISSIONER SANFORD: First, we would



1 need to remove resolution 2023-10.05, because that  
2 resolution was not posted in accordance with the  
3 Open Public Meetings Act.

4 CHAIRWOMAN REYES: The redevelopment  
5 plan?

6 COMMISSIONER SANFORD: The 2023-10.05.  
7 Resolution to demonstrate the support of the  
8 Authority for the Hoboken Housing Authority  
9 redevelopment plan being considered for the final  
10 adopting by the City of Hoboken. This resolution  
11 and all the documents attached to this resolution, I  
12 only -- the first time I'm seeing it is a couple of  
13 hours ago, so I need to be able to read this, but at  
14 the very same point, based upon the wording of the  
15 agenda, maybe we can get counsel to explain a few  
16 things about the Open Public Meetings Act. This was  
17 just slipped in, this resolution was just slipped  
18 in. I don't believe that it was posted for the  
19 public to review in accordance with the Open Public  
20 Meetings Act.

21 CHAIRWOMAN REYES: Matt? Did you hear  
22 Commissioner Sanford's --

23 ATTORNEY M. FITZPATRICK: So I heard  
24 most of it, Madame Chair. Can you hear me?

25 CHAIRWOMAN REYES: Yes.

1                   ATTORNEY M. FITZPATRICK: Okay. So I  
2 heard most of it, Madame Chair, but I'm having a  
3 hard time hearing the Commissioners in general.  
4 It's not that loud.

5                   Commissioner Sanford, can you just say  
6 the last thing you said again, please?

7                   COMMISSIONER SANFORD: I'll try to be  
8 brief and just summarize that resolution 2023-10.05,  
9 the resolution demonstrating the support of the  
10 Authority for the Hoboken Housing Authority  
11 redevelopment plan being considered for the final  
12 adopting by the City of Hoboken. This resolution  
13 is, from what I can see, in violation of the Open  
14 Public Meetings Act. This resolution was just  
15 slipped in a couple of hours ago.

16                  ATTORNEY M. FITZPATRICK: Well, so,  
17 Commissioner Sanford, my understanding is that the  
18 agenda that was distributed prior to today was the  
19 agenda which included all of the business to be  
20 acted upon to the extent known at that time, which  
21 is consistent with the Open Public Meetings Act, and  
22 the only issue would be if you had evidence that  
23 the -- essentially the Authority is acting to  
24 mislead the public. That would be the only issue.

25                  COMMISSIONER SANFORD: So, on the third

1 page of the agenda, based upon the plain text of the  
2 Open Public Meetings Act, announcement regarding  
3 notice, I'm just reading the bold portion: Notice  
4 of this meeting of the Thursday, October 12th, 2023,  
5 was given by publication of the annual meeting  
6 notice of the Housing Authority -- of the Authority  
7 with amendments as necessary, was sent to Jersey  
8 Journal, Star Ledger, Tuesday, October 3rd, 2023.  
9 Was sent to the City Clerk of Hoboken on Tuesday,  
10 October 3rd, 2023, with a copy of the agenda to be  
11 posted on the bulletin board in City Hall, Hoboken  
12 Library, Hoboken Police Department, and posted in  
13 the Authority website on Tuesday, October 3rd, 2023.  
14 None of that has happened for the resolution that I  
15 just named earlier that was just snuck in.

16 ATTORNEY M. FITZPATRICK: I don't know  
17 whether or not it was snuck in, Commissioner, you'd  
18 have to ask the Director, but the agenda is provided  
19 to those entities to the extent known at the time  
20 that it is distributed. If there is additional  
21 business to be considered at a regular meeting,  
22 which I don't think there's any question that this  
23 is a regular meeting consistent with the annual  
24 meeting notice, so I don't think there's any  
25 question, correct me if I'm wrong about whether or

1 not this meeting itself was properly noticed, the  
2 only question is whether or not the agenda  
3 distributed whether essentially there was an attempt  
4 to mislead the public.

5 COMMISSIONER SANFORD: So --

6 ATTORNEY M. FITZPATRICK: Commissioner,  
7 can I finish answering the question?

8 COMMISSIONER SANFORD: Absolutely.

9 ATTORNEY M. FITZPATRICK: If you're  
10 aware of any such attempt to mislead the public,  
11 please elaborate, but we have it all the time where  
12 action is taken on matters that are not on the  
13 agenda, motions are made from the floor, and that's  
14 perfectly acceptable for under the Open Public  
15 Meetings Act because that business was not known at  
16 the time the agenda was initially distributed.

17 COMMISSIONER SANFORD: So to clarify  
18 your comment, yes, this meeting itself was properly  
19 noticed. It is the agenda that was not properly  
20 noticed, and yes, I do possess evidence that this  
21 Board and the public are being misled.

22 COMMISSIONER RUSSO: Can you present  
23 that, Commissioner?

24 COMMISSIONER SANFORD: I can present it  
25 to counsel, yes.

1                   ATTORNEY M. FITZPATRICK: Mised,  
2 Commissioner, with respect to --

3                   COMMISSIONER RUSSO: I'm sorry. I'm  
4 sorry, Matt, if I may?

5                   CHAIRWOMAN REYES: Sure.

6                   COMMISSIONER RUSSO: So, I have a  
7 couple of questions; one, if you're asking this  
8 Board to vote or not vote on something, I think it  
9 would be prudent for you to let us know what that  
10 evidence is, all right? According to the rules of  
11 this Board and any other Board, Robert's Rules of  
12 Order, you can make motions from the floor, they  
13 don't have to be noticed in the paper or anywhere,  
14 for that matter. And unless we have that evidence  
15 that you're suggesting you have, I would be very  
16 comfortable continuing to vote on this, not only  
17 because I support it, but because there's a timely  
18 component to this.

19                   The City Council will meet next week  
20 for the second and final reading of the  
21 redevelopment plan so that we can do what we've been  
22 trying to do and start the process of rebuilding our  
23 Housing Authority so that our residents have the  
24 ability to live in better conditions. So, just my  
25 two cents on this is, one, I think it's perfectly

1 legal for us to vote on this, barring any proof that  
2 there was a direct misleading of this Board or the  
3 public. And then two, I think because of the time  
4 issue, I think it's prudent that we do vote on it  
5 tonight.

6 So those are just my comments and if  
7 you happen to share that stuff, I most certainly  
8 would appreciate it.

9 COMMISSIONER SANFORD: Absolutely.

10 So, to clarify, the evidence in my  
11 possession is related to the performance of the  
12 Executive Director, if I am to share that  
13 information, we would have to go into private  
14 session.

15 COMMISSIONER RUSSO: I think that's a  
16 great idea then. I think we should go into a  
17 private session for that.

18 CHAIRWOMAN REYES: Yeah, closed  
19 session.

20 COMMISSIONER RUSSO: So why don't we do  
21 this so that Reverend Forbes, because he has to  
22 leave why don't we vote on the agenda items that are  
23 not in question, and then if Reverend Forbes could  
24 stay for that closed session, he most certainly, we  
25 would welcome him to do that and then we'll go into

1 closed session for that other item. So at least we  
2 can move this expeditiously.

3 EXECUTIVE DIRECTOR RECKO: I think we  
4 should move along.

5 COMMISSIONER FORBES: I can hang  
6 around. I can hang around. I can hang around.

7 EXECUTIVE DIRECTOR RECKO: Good. Then  
8 I'd just like to say for the record that I take  
9 quite exception to any of these -- any Commissioner  
10 intimating that I've misled the public in any way,  
11 shape, or form. To have said that publicly I take  
12 strong exception to that, because it's not true.

13 CHAIRWOMAN REYES: Okay. So can we  
14 move with the motion --

15 COMMISSIONER RUSSO: Let's go off --

16 CHAIRWOMAN REYES: -- to suspend the  
17 agenda to vote on the items that we need to vote on  
18 and then go into closed session for the last  
19 resolution, which is currently in question.

20 So, is there a motion?

21 COMMISSIONER RUSSO: Motion.

22 COMMISSIONER SEITZMAN: Second.

23 CHAIRWOMAN REYES: Director, can you  
24 please call the vote?

25 EXECUTIVE DIRECTOR RECKO: I can.

1 Anthony Forbes?  
2 COMMISSIONER FORBES: Yes.  
3 EXECUTIVE DIRECTOR RECKO: Andrew  
4 Impastato?  
5 COMMISSIONER IMPASTATO: Yes.  
6 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
7 COMMISSIONER LEWIT: Yes.  
8 EXECUTIVE DIRECTOR RECKO: Barbara  
9 Reyes?  
10 CHAIRWOMAN REYES: Yes.  
11 EXECUTIVE DIRECTOR RECKO: Michael  
12 Russo?  
13 COMMISSIONER RUSSO: Yes.  
14 EXECUTIVE DIRECTOR RECKO: James  
15 Sanford?  
16 COMMISSIONER SANFORD: Yes.  
17 EXECUTIVE DIRECTOR RECKO: Erica  
18 Seitzman?  
19 COMMISSIONER SEITZMAN: Yes.  
20 CHAIRWOMAN REYES: Thank you.  
21 So, the motion has passed.  
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1 RESOLUTION NO. 2023-10.01

2 CHAIRWOMAN REYES: So we're going to  
3 start with Resolution No. 2023-10.01.

4 Resolution of the Housing Authority of  
5 the City of Hoboken to approve the meeting minutes  
6 for September 14th, 2023, regular Board meeting.

7 Motion?

8 COMMISSIONER SEITZMAN: Motion.

9 COMMISSIONER RUSSO: Second.

10 CHAIRWOMAN REYES: Questions?

11 Concerns?

12 COMMISSIONER IMPASTATO: I thought he  
13 just said he could stick around.

14 EXECUTIVE DIRECTOR RECKO: Anthony  
15 Forbes?

16 COMMISSIONER FORBES: Aye.

17 EXECUTIVE DIRECTOR RECKO: Andrew

18 Impastato?

19 COMMISSIONER IMPASTATO: Yes.

20 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

21 COMMISSIONER LEWIT: Yes.

22 EXECUTIVE DIRECTOR RECKO: Barbara

23 Reyes?

24 CHAIRWOMAN REYES: Yes.

25 EXECUTIVE DIRECTOR RECKO: Michael

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Russo?

COMMISSIONER RUSSO: Aye.

EXECUTIVE DIRECTOR RECKO: James

Sanford?

COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman?

COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-10.02

2 CHAIRWOMAN REYES: Resolution No.

3 2023-10.02. A Resolution authorizing the payment of  
4 the monthly list of bills for the Hoboken Housing  
5 Authority.

6 COMMISSIONER SEITZMAN: Motion.

7 COMMISSIONER RUSSO: Second.

8 CHAIRWOMAN REYES: Questions?

9 Concerns?

10 COMMISSIONER IMPASTATO: I have one  
11 question. The -- what is this under? Under  
12 professional development, the 9,585 for McKay and  
13 Associates. Just walk me through what that is.

14 MR. KOTHERITHARA: So that was training  
15 for staff development and that was also, like, we  
16 had sent two of our employees for public housing  
17 rent calculations.

18 EXECUTIVE DIRECTOR RECKO: So that is  
19 management training having to do with files and  
20 review of files and training for our --

21 CHAIRWOMAN REYES: Rent calculations.

22 EXECUTIVE DIRECTOR RECKO: -- managers  
23 on rent calculations.

24 COMMISSIONER IMPASTATO: Okay. And is  
25 there a security line item on this?

1 MR. KOTHERITHARA: Yeah. It's Iron  
2 Rock Security. It's under --

3 COMMISSIONER RUSSO: Twelve,  
4 contractual expenses.

5 COMMISSIONER IMPASTATO: Contractual  
6 expenses.

7 MR. KOTHERITHARA: Yes, that's right.

8 COMMISSIONER IMPASTATO: Okay. Got it.  
9 Is there a way we can pull that line item to go over  
10 exactly the hours that they were here, assuming that  
11 we got some complaints that they might not actually  
12 be here on the weekends and different times of the  
13 night and before we pay it we can just meet with  
14 them and make sure it's rock solid?

15 EXECUTIVE DIRECTOR RECKO: We could. I  
16 would suggest that you give the staff the  
17 understanding that we have, in fact, made sure that  
18 that they did their due diligence and I would say  
19 that if you're interested in that on the next  
20 payment that we brake it down for you. But again,  
21 if we don't pay them, we don't pay for a month, but  
22 we do have an obligation to pay our contractors.

23 COMMISSIONER IMPASTATO: Are they  
24 supposed to be working on the weekends?

25 EXECUTIVE DIRECTOR RECKO: Yes.

1                   COMMISSIONER IMPASTATO: So it's like  
2 we're either saying our residents are lying --

3                   EXECUTIVE DIRECTOR RECKO: No, we're  
4 not. We may not have that --

5                   COMMISSIONER IMPASTATO: Or we're  
6 paying someone --

7                   EXECUTIVE DIRECTOR RECKO: We may not  
8 have that weekend in this invoice, but I don't have  
9 that invoice in front of me, and/or somebody may at  
10 one site not see somebody, but the other sites they  
11 may be there, so...

12                  MR. KOTHERITHARA: And we are --

13                  EXECUTIVE DIRECTOR RECKO: If you want  
14 a breakdown --

15                  MR. KOTHERITHARA: We are --

16                  EXECUTIVE DIRECTOR RECKO: We'll get  
17 that breakdown. Emil?

18                  CHAIRWOMAN REYES: Go ahead, Emil.

19                  MR. KOTHERITHARA: We are making the  
20 reductions as necessary. So if one employee at  
21 Monroe shows up an hour late, we make the  
22 reductions.

23                  EXECUTIVE DIRECTOR RECKO: And we can  
24 certainly do that, but I was just suggesting and  
25 it's not going to kill me if you don't, but I was

1 just suggesting that we, in good faith, pay them for  
2 the hours that we know they have worked, because we  
3 do reduce for hours that they don't work, and if you  
4 want to demonstrate -- a demonstration of that, I  
5 would suggest we bring you that full demonstration  
6 for the next meeting.

7 COMMISSIONER IMPASTATO: No, I would  
8 appreciate that.

9 EXECUTIVE DIRECTOR RECKO: That's all.

10 COMMISSIONER IMPASTATO: And then at  
11 the next -- at the meeting that we're going to have  
12 at the subcommittee.

13 EXECUTIVE DIRECTOR RECKO: Uh-huh.

14 COMMISSIONER IMPASTATO: We could go  
15 over --

16 EXECUTIVE DIRECTOR RECKO: We could go  
17 over that as well.

18 COMMISSIONER IMPASTATO: Exactly.

19 EXECUTIVE DIRECTOR RECKO: We could do  
20 that at the subcommittee you.

21 COMMISSIONER IMPASTATO: Like the  
22 17,000, we'll deep dive.

23 EXECUTIVE DIRECTOR RECKO: Sure.  
24 Absolutely.

25 COMMISSIONER IMPASTATO: And then the

1 last one I have is the total amounts for the  
2 conferences. At the last meeting we asked for, or I  
3 asked for.

4 EXECUTIVE DIRECTOR RECKO: Yeah.

5 COMMISSIONER IMPASTATO: Do you have  
6 that somewhere?

7 EXECUTIVE DIRECTOR RECKO: We thought  
8 that you had asked for just the Commissioners'  
9 amounts, and I know we had those today. Do we have  
10 those --

11 BD. SECRETARY CARCONE: It's on the  
12 last, in the binder, the back page. It's --

13 EXECUTIVE DIRECTOR RECKO: Back page in  
14 the binder.

15 BD. SECRETARY CARCONE: Very back part.

16 COMMISSIONER IMPASTATO: Okay. Got it.  
17 Okay. So this is just -- this is just our  
18 Commissioners that have gone.

19 EXECUTIVE DIRECTOR RECKO: Yes.

20 COMMISSIONER IMPASTATO: And those are  
21 the totals for each. Okay. And then the next one,  
22 as you indicated to me, you'll give me yours as well  
23 as the staff, right?

24 EXECUTIVE DIRECTOR RECKO: And we could  
25 easily have that next week. Yeah, that's just

1 something, again, I didn't see your e-mail until  
2 after five.

3 COMMISSIONER IMPASTATO: Yeah.

4 EXECUTIVE DIRECTOR RECKO: Emil and I  
5 talked about it day and we said, we've got the  
6 Commissioners, we'll easily get that together for  
7 you.

8 COMMISSIONER IMPASTATO: And these are  
9 just hotels and flights? Is that what --

10 EXECUTIVE DIRECTOR RECKO: Yes, they're  
11 hotels, flights, and registrations, and food,  
12 correct, Emil? That would be all the expenses  
13 having to do with those conferences, yes?

14 MR. KOTHERITHARA: Yeah.

15 EXECUTIVE DIRECTOR RECKO: Just to make  
16 sure.

17 MR. KOTHERITHARA: Yes. That is all,  
18 including travel, going to the airport, for example.

19 COMMISSIONER IMPASTATO: Yeah, great.  
20 So we'll add up -- that's it for me. Thank you.

21 CHAIRWOMAN REYES: Thank you.  
22 Director, can we call the roll?

23 EXECUTIVE DIRECTOR RECKO: Anthony  
24 Forbes?

25 COMMISSIONER FORBES: Aye.



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

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1 RESOLUTION NO. 2023-10.03

2 CHAIRWOMAN REYES: Resolution No.

3 2023-10.03. A Resolution of the Housing Authority

4 of the City of Hoboken to award a contract for

5 network switching to UBS Systems upgrade.

6 COMMISSIONER RUSSO: Motion.

7 COMMISSIONER SEITZMAN: Second.

8 CHAIRWOMAN REYES: Questions?

9 Concerns? Director?

10 EXECUTIVE DIRECTOR RECKO: Anthony

11 Forbes?

12 COMMISSIONER FORBES: Aye.

13 EXECUTIVE DIRECTOR RECKO: Andrew

14 Impastato?

15 COMMISSIONER IMPASTATO: Yes.

16 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

17 COMMISSIONER LEWIT: Yes.

18 EXECUTIVE DIRECTOR RECKO: Barbara

19 Reyes?

20 CHAIRWOMAN 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.

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1 RESOLUTION NO. 2023-10.04

2 CHAIRWOMAN REYES: Resolution No.

3 2023-10.04. A Resolution of the Housing Authority

4 of the City of Hoboken to reject all bids received

5 from Monroe Gardens boiler replacement and authorize

6 the receipt of bids based upon revised materials.

7 COMMISSIONER SEITZMAN: Motion.

8 COMMISSIONER RUSSO: Second.

9 CHAIRWOMAN REYES: Questions?

10 Concerns?

11 Director, call the roll.

12 EXECUTIVE DIRECTOR RECKO: Anthony

13 Forbes?

14 COMMISSIONER FORBES: Aye.

15 EXECUTIVE DIRECTOR RECKO: Andrew

16 Impastato?

17 COMMISSIONER IMPASTATO: Yes.

18 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

19 COMMISSIONER LEWIT: Yes.

20 EXECUTIVE DIRECTOR RECKO: Barbara

21 Reyes?

22 CHAIRWOMAN REYES: Yes.

23 EXECUTIVE DIRECTOR RECKO: Michael

24 Russo?

25 COMMISSIONER RUSSO: Aye.

1 EXECUTIVE DIRECTOR RECKO: James  
2 Sanford?  
3 COMMISSIONER SANFORD: No.  
4 EXECUTIVE DIRECTOR RECKO: Erica  
5 Seitzman?  
6 COMMISSIONER SEITZMAN: Yes.

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1 CHAIRWOMAN REYES: Okay. So at this  
2 point I guess the only resolution left is the one  
3 that is in question, so can we -- do we need to put  
4 a motion to go into closed session?

5 COMMISSIONER RUSSO: Yes.

6 COMMISSIONER SEITZMAN: We need a  
7 motion.

8 CHAIRWOMAN REYES: Okay.

9 ATTORNEY M. FITZPATRICK: Yes.

10 CHAIRWOMAN REYES: Okay. So a motion  
11 to go into closed session?

12 COMMISSIONER SANFORD: Motion.

13 COMMISSIONER RUSSO: Second.

14 CHAIRWOMAN REYES: Director, call the  
15 roll.

16 EXECUTIVE DIRECTOR RECKO: Anthony  
17 Forbes?

18 COMMISSIONER FORBES: Yes.

19 EXECUTIVE DIRECTOR RECKO: Andrew  
20 Impastato?

21 COMMISSIONER IMPASTATO: Yes.

22 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

23 COMMISSIONER LEWIT: Yes.

24 EXECUTIVE DIRECTOR RECKO: Barbara  
25 Reyes?

1 CHAIRWOMAN REYES: Yes.  
2 EXECUTIVE DIRECTOR RECKO: Michael  
3 Russo?  
4 COMMISSIONER RUSSO: Aye.  
5 EXECUTIVE DIRECTOR RECKO: James  
6 Sanford?  
7 COMMISSIONER SANFORD: Yes.  
8 EXECUTIVE DIRECTOR RECKO: Erica  
9 Seitzman?  
10 COMMISSIONER SEITZMAN: Yes.

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1 CHAIRWOMAN REYES: Okay, so we will --

2 ATTORNEY M. FITZPATRICK: And if I may,  
3 if I may, Madame Chair, just to be clear, the reason  
4 for going into closed session is, from what I  
5 understand, according to Commissioner Sanford, is to  
6 discuss matters of personnel.

7 CHAIRWOMAN REYES: Correct. Am I  
8 right?

9 ATTORNEY M. FITZPATRICK: I just want  
10 to make sure.

11 COMMISSIONER SANFORD: Yes. And  
12 perhaps we should also add that because of this  
13 discussion, action may be taken after the closed  
14 session upon this resolution.

15 ATTORNEY M. FITZPATRICK: Correct. Any  
16 action taken upon the existing resolution on the  
17 agenda would be done in open session.

18 COMMISSIONER SANFORD: In open session.

19 CHAIRWOMAN REYES: Correct. Okay. So,  
20 we would like to ask the public to step out. We are  
21 going into closed session. You are welcome to stay  
22 outside until this is over. I can't tell you how  
23 long it's going to take, but you guys will  
24 definitely be welcome back once we're done.

25 (CLOSED SESSION HELD AT THIS TIME.)



1 CHAIRWOMAN REYES: So we are back in.

2 ATTORNEY M. FITZPATRICK: Just make  
3 sure you let anybody who is on line back in as well.

4 I think Harold is trying to get back on  
5 the phone, if you don't mind letting him back in.

6 CHAIRWOMAN REYES: Poor Harold.

7 MR. VALDES: He's open to rejoin. I  
8 locked the meetly, but he's open.

9 ATTORNEY M. FITZPATRICK: He's open.  
10 Okay.

11 CHAIRWOMAN REYES: So, Matt, now we  
12 would go right back to the resolutions, correct?

13 EXECUTIVE DIRECTOR RECKO: Yes.

14 ATTORNEY M. FITZPATRICK: That's  
15 correct.

16 CHAIRWOMAN REYES: Okay. I just want  
17 to make sure.

18 ATTORNEY M. FITZPATRICK: Now, you  
19 would -- I guess, would have a motion or ask for a  
20 motion and a second to introduce Resolution 05.

21 CHAIRWOMAN REYES: Sure.

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1 RESOLUTION NO. 2023-10.05

2 CHAIRWOMAN REYES: So resolution to  
3 open Resolution No. 2023-10.05.

4 COMMISSIONER RUSSO: Motion.

5 COMMISSIONER SEITZMAN: Second.

6 CHAIRWOMAN REYES: Okay. All in favor?

7 COMMISSIONER RUSSO: Aye.

8 COMMISSIONER IMPASTATO: Yes.

9 COMMISSIONER SEITZMAN: Yes.

10 COMMISSIONER LEWIT: Yes.

11 COMMISSIONER FORBES: Aye.

12 COMMISSIONER SANFORD: No.

13 CHAIRWOMAN REYES: Aye.

14 So Resolution No. 2023-10.05.

15 A Resolution of the Housing Authority  
16 of the City of Hoboken to demonstrate the support of  
17 the Authority for the Hoboken Housing Authority  
18 redevelopment plan being considered for final  
19 adoption by the City of Hoboken.

20 COMMISSIONER SEITZMAN: Motion.

21 COMMISSIONER RUSSO: Second.

22 CHAIRWOMAN REYES: Is there any  
23 questions? Concerns?

24 COMMISSIONER SANFORD: Yes. As  
25 previously stated, this resolution is not on the

1 agenda that was posted at City Hall, October 3rd.  
2 It is a violation of the Open Public Meetings Act.

3 COMMISSIONER RUSSO: Madame Chair?

4 CHAIRWOMAN REYES: Sure.

5 COMMISSIONER RUSSO: I just have a  
6 question for the Director.

7 Director, did you or your staff in any  
8 way have any intention of misleading this Board or  
9 the public?

10 EXECUTIVE DIRECTOR RECKO: No, we did  
11 not.

12 COMMISSIONER RUSSO: That's all I  
13 wanted. Thank you.

14 CHAIRWOMAN REYES: Thank you, Director.

15 COMMISSIONER SANFORD: If I may add  
16 whether there was intent or not, the public is being  
17 misled.

18 COMMISSIONER SEITZMAN: Madame Chair?

19 CHAIRWOMAN REYES: Sure.

20 COMMISSIONER SEITZMAN: I think that's  
21 an opinion, somebody saying that the public was  
22 misled. That's --

23 COURT STENOGRAPHER: I'm sorry, Erica,  
24 I'm just having a problem hearing you.

25 CHAIRWOMAN REYES: Can we speak in the

1 microphones, please?

2 COMMISSIONER SEITZMAN: Can you hear  
3 me?

4 CHAIRWOMAN REYES: Yes. Thank you.

5 COMMISSIONER SEITZMAN: I was just  
6 saying, Commissioner Sanford said that that --  
7 whatever he just stated, that's his personal  
8 opinion, not the opinion of the Board.

9 COMMISSIONER SANFORD: That is my  
10 professional opinion and what I have seen to date  
11 and that is a warning to the public, my professional  
12 warning to the public that the public is being  
13 misled. I'll make that very clear.

14 CHAIRWOMAN REYES: Thank you,  
15 Commissioner Sanford.

16 COMMISSIONER RUSSO: You got something?

17 COMMISSIONER IMPASTATO: I'm reading.

18 CHAIRWOMAN REYES: Director, would you  
19 like to call the vote?

20 EXECUTIVE DIRECTOR RECKO: I'll be glad  
21 to.

22 Anthony Forbes?

23 COMMISSIONER FORBES: Yes.

24 COMMISSIONER SANFORD: Well, wait, wait  
25 a minute. We didn't have a vote. We need to have

1 a -- we need to have an opinion from counsel as to  
2 whether this violates the Open Public Meetings Act.

3 COMMISSIONER RUSSO: I'm sorry, we  
4 voted to hear it. This Board actually made a  
5 official action to hear this tonight, so I think  
6 that's your answer.

7 COMMISSIONER SANFORD: That is not my  
8 answer.

9 COMMISSIONER FORBES: We did already.

10 COMMISSIONER SANFORD: No, we did not.  
11 We just had a discussion.

12 (Simultaneous crosstalk.)

13 COMMISSIONER SEITZMAN: I would like  
14 counsel explain what is a violation.

15 ATTORNEY H. FITZPATRICK: This Harold  
16 Fitzpatrick. I'll be glad to comment on that.

17 I'll point out to you, Commissioner  
18 Sanford, that at the last meeting you introduced an  
19 amendment to a policy that was considered from the  
20 floor. You never had any question at that time as  
21 to whether or not it was appropriate to consider  
22 things from the floor. You know that I have  
23 instructed all the Commissioners, including you, on  
24 previous occasions that at a regular meeting of the  
25 Housing Authority anything is appropriate to be

1           considered as long as it has a motion and a second.  
2           There is no misleading of the public to have last  
3           minute items. It is a very common thing. It is  
4           totally appropriate and in this circumstance I  
5           believe that it is totally inappropriate to imply  
6           that the fact that this resolution, which was asked  
7           for by the city and produced long after Friday, I  
8           don't know whether I've been on this entire call, I  
9           don't know whether everybody's gotten into the facts  
10          here, but you're just misleading the public on the  
11          facts.

12                         The fact of the matter is that we did  
13          this resolution yesterday afternoon based upon the  
14          request of the City earlier this week long after  
15          Friday. There's nothing illegal or inappropriate or  
16          misleading about this. It is a very typical  
17          circumstance when things need to be moved and in  
18          this case since we've been working on this  
19          redevelopment plan for a year and a half, the idea  
20          that we would hold it up and perhaps delay the  
21          consideration by the City because we didn't do  
22          something that we already agreed in the MOU that we  
23          signed with them last year is due, to me is very  
24          disruptive and inappropriate for the Authority, far  
25          more than anything I've heard you say tonight.

1 COMMISSIONER SANFORD: Okay.

2 COMMISSIONER RUSSO: Madame Chair?

3 COMMISSIONER SANFORD: But I would like  
4 to be able to respond to that.

5 CHAIRWOMAN REYES: Okay.

6 COMMISSIONER RUSSO: By all means.

7 COMMISSIONER SANFORD: Because counsel  
8 just said that I am misleading the public.

9 Is that what you just said, Harold?

10 COMMISSIONER RUSSO: I think you heard  
11 him, Commissioner.

12 ATTORNEY H. FITZPATRICK: I think  
13 you're misleading the public in saying that there  
14 was any misleading of the public, yeah. There was  
15 no agenda on Friday. There was no resolution on  
16 Friday. This was requested this week.

17 COMMISSIONER SANFORD: Requested by  
18 whom?

19 ATTORNEY H. FITZPATRICK: It was a  
20 classic last minute --

21 COMMISSIONER SANFORD: The same --

22 ATTORNEY H. FITZPATRICK: It was done  
23 in that fashion. Because under no circumstances did  
24 you ask for an opinion, you're implying it's  
25 inappropriate.

1                   COMMISSIONER SANFORD: I received -- I  
2                   have received two opinions from your law firm  
3                   tonight, one from you and one from Matt. I  
4                   requested guidance on the plain text of the Open  
5                   Public Meetings Act, and Matt had previously -- both  
6                   had previously guided me in saying that there's  
7                   either -- if I was aware of anything misleading,  
8                   related to this resolution.

9                   CHAIRWOMAN REYES: Uh-huh.

10                  COMMISSIONER SANFORD: I then replied  
11                  that, yes, I have evidence. We then went into  
12                  closed session. I then shared that evidence with  
13                  the remainder of the Board.

14                  ATTORNEY H. FITZPATRICK: Well, I heard  
15                  the closed session discussion of that, James, and I  
16                  didn't hear any evidence whatsoever. I heard your  
17                  supposition about asking for something on Friday  
18                  that didn't exist. And that's all I heard.

19                  ATTORNEY M. FITZPATRICK: If I may,  
20                  Commissioner, if I may. To clarify, the opinion I  
21                  gave you was almost identical to the one that's  
22                  being given to you now. That this was done at a  
23                  properly noticed regular meeting at which point any  
24                  action can be taken. The only issue would be if you  
25                  had clear evidence that there was an intent to



1 mislead the public and an agenda was distributed  
2 without this in a clear effort to mislead the  
3 public.

4 COMMISSIONER SANFORD: Okay.

5 ATTORNEY M. FITZPATRICK: As opposed to  
6 a late item, and again I pointed out to you that  
7 motions are made all the time from the floor and you  
8 do have the statement that this was requested by the  
9 City yesterday and I could even tell you that at  
10 least we were made aware of that yesterday, and the  
11 resolution was produced today. So that gives you a  
12 little bit more insight into the timing. I can't  
13 speak to exactly how the request came in from the  
14 City, maybe the Director can do that, but once we  
15 were made aware of the request late yesterday, the  
16 resolution was prepared today and was distributed  
17 today to the members of the Board.

18 COMMISSIONER SANFORD: Okay. I'm going  
19 to --

20 COMMISSIONER SEITZMAN: Madame Chair?

21 CHAIRWOMAN REYES: Okay. Okay. One at  
22 a time please.

23 COMMISSIONER RUSSO: Thank you.

24 CHAIRWOMAN REYES: So I know  
25 Commissioner Russo you had asked to speak, so and

1 after you Vice-Chair Seitzman.

2 COMMISSIONER RUSSO: And I'm going to  
3 preface this because I didn't intend on really  
4 getting into any of this tonight and I tried to give  
5 the benefit of the doubt to my fellow Commissioner,  
6 not only in open session but in closed session,  
7 because I did want to hear what he was alleging.

8 I, too, in my professional opinion,  
9 didn't hear any clearcut evidence of any misleading  
10 of the public or this Board.

11 What I find very troubling is that we  
12 have a Commissioner who is not necessarily  
13 supportive of the plan to move the Authority  
14 forward, rebuild our units and provide safe, sound,  
15 and new housing for those residents. And this is  
16 just another attempt to try to prolong that, to try  
17 to muddy the waters of this process, to try to stop  
18 something that he personally disagrees with. It's  
19 equivalent to taking your basketball and leaving the  
20 court because you didn't get your way. And I'm  
21 very, very disappointed in the fact that we're  
22 actually even having this discussion, because to  
23 impugn someone's reputation and to impugn their  
24 ability as the Executive Director and indirectly  
25 implying that the staff of this Authority was doing

1 the same is absolutely ludicrous. It's absolutely  
2 ludicrous.

3 Everyone here, every staff member,  
4 including the Executive Director, break their backs  
5 day in and day out to make sure our residents live  
6 in decent housing, and we have an ability now and we  
7 have the opportunity now to provide new housing for  
8 every one of those residents. And this is just  
9 another silly attempt to stop that because someone  
10 didn't get their way. It's absolutely disgusting.

11 CHAIRWOMAN REYES: Vice-Chair Seitzman?

12 COMMISSIONER SANFORD: I'd like to  
13 respond after Vice-Chair Seitzman.

14 CHAIRWOMAN REYES: Sure.

15 COMMISSIONER FORBES: I second that  
16 motion, Mike.

17 COMMISSIONER SEITZMAN: Actually, I  
18 agree with Commissioner Russo and I -- I'm also  
19 frustrated and I understand that Mr. Sanford might  
20 have different opinions or philosophies, but I think  
21 everybody sitting on this Board has made a decision  
22 that the redevelopment is the number one priority  
23 because we're hearing the stories, security and  
24 redevelopment seems to be the number -- number one  
25 and two. And it's sort of frustrating that we don't

1 always agree on everything, but we should agree that  
2 the residents come first. We have to fix our issues  
3 whether whatever they be, we work together to fix  
4 the issues and that we have to, regardless of our  
5 personal opinion, have to move the redevelopment  
6 forward because it's not about us. We're not here  
7 for us. We're here for Barbara, for the residents,  
8 for everybody else. So I am extremely frustrated  
9 because I put my faith in the Executive Director, I  
10 put my faith in the staff, and I know that they  
11 wouldn't do anything to hurt us or disappoint us  
12 because they don't want to risk their job, they  
13 don't want to hurt their families, they're here to  
14 do a job, and the criticism and the intimation that  
15 they're not doing a good job and the harassment of  
16 the staff is not acceptable. You can't -- I can't  
17 go to the president of NJCU and say I want to talk  
18 to him about -- I have plenty issues at work and I  
19 can't go talk to him and say I have this blah blah  
20 blah blah, because I would probably get fired. You  
21 can't -- there's a way to handle issues. There's a  
22 way to work through issues. Attacking, to me, is  
23 the worst way to solve anything. Collaboration,  
24 cooperation is a better way.

25 CHAIRWOMAN REYES: Yes, thank you.

1                   COMMISSIONER SANFORD: I'm going to  
2                   respond.

3                   CHAIRWOMAN REYES: Okay. Commissioner  
4                   Sanford.

5                   COMMISSIONER SANFORD: Any attempt to  
6                   mischaracterize what I am saying as a personal  
7                   opinion is incorrect. These are my experiences.  
8                   These are facts that I am experiencing. The  
9                   Director has lied to me. I am a member of this  
10                  Board, ergo he has lied to this Board. This is what  
11                  I've experienced. If anybody has a disagreement on  
12                  that, that's your prerogative, but I would be remiss  
13                  to not share with the entire Board and with the  
14                  entire public that what is going on here is  
15                  misleading and to clarify on motives, as people have  
16                  talked about their jobs and their money, I am a  
17                  volunteer. I have volunteered for over ten years to  
18                  protect this Housing Authority. And I have been  
19                  insulted many times by having my commitment to this  
20                  Housing Authority questioned and I would like to  
21                  have -- I have to remind people that in the depths  
22                  of Covid I spent tens of thousands of dollars to get  
23                  face masks to protect people's lives here. Yeah,  
24                  you're smiling, yeah.

25                  CHAIRWOMAN REYES: Okay.

1                   COMMISSIONER SANFORD: So much for  
2 appreciation. Do not cast -- I ask the public, do  
3 not cast this aside as some personal grievance.  
4 There is a real attempt to mislead the public, that  
5 is why I am here. I swore an oath and I am  
6 fulfilling that oath.

7                   CHAIRWOMAN REYES: Thank you,  
8 Commissioner Sanford.

9                   I just want to say that month after  
10 month you come here and you are very disrespectful,  
11 not only on this Board, but to the Director and to  
12 the staff, and it's not right. And I'm pulling  
13 myself away from my Chair position and talking to  
14 you as a resident. For the last ten years that you  
15 have been here, the only thing you probably have  
16 done is give us masks. I don't see you at any event  
17 that we have. I don't see you support any resident  
18 in this Housing Authority. So, for you to sit here  
19 and with this Authority that you're doing so much  
20 for us, I can count on one hand how many resolutions  
21 you probably have passed, to help us, the residents,  
22 and I'm not speaking to you as a Chair, I'm speaking  
23 to you as a resident, okay?

24                   So, do not sit here and undermine the  
25 hard work that this Board puts in, because we do not

1 all get along, we not all have the same opinion on  
2 this Board, regardless of what you think, we do not,  
3 but when we come in here we are professionals and  
4 we -- we try to do the best that we can because our  
5 best -- our -- our position is to help the  
6 residents, something that you have not done since  
7 you have been reappointed to this Board.

8           Again, this is my personal opinion as a  
9 resident, and not as the Chairwoman. What I'm going  
10 to ask you now as a Chairwoman is to stop being as  
11 disrespectful as you have been month after month  
12 with the Director and with the staff. They do not  
13 deserve that. They do work hard as, Commissioner  
14 Russo said, as Commissioner Seitzman, and I see it  
15 every day because I live here. You don't. You go  
16 home to your condo every day, right, or to your  
17 homes? I live here. I live through the mud where  
18 the buildings are falling apart and every time we  
19 come here to put something together for our  
20 residents so we could have better, better homes,  
21 you're the first one to say no. So don't tell me  
22 that you're on this Board to benefit the residents.  
23 You may be on this Board, but it's definitely not to  
24 benefit the residents.

25           Can we move on?

1                   COMMISSIONER SANFORD: I'd like to  
2 respond to that. I am going to ask the public to  
3 remember Chair Reyes's speech.

4                   CHAIRWOMAN REYES: Absolutely. Please  
5 do so. I have always stand by what I said. I never  
6 hide from what I said.

7                   COMMISSIONER SANFORD: Good.

8                   CHAIRWOMAN REYES: Because I said it, I  
9 said it, and I stand by it.

10                  COMMISSIONER SANFORD: Good.

11                  CHAIRWOMAN REYES: And I'm so glad it's  
12 in the minutes. So thank you so much. And we could  
13 move forward.

14                  COMMISSIONER SANFORD: I hired Carmelo  
15 Garcia.

16                  CHAIRWOMAN REYES: Good for you.

17                  COMMISSIONER SANFORD: I hired this  
18 guy.

19                  CHAIRWOMAN REYES: Good.

20                  COMMISSIONER SANFORD: And this guy has  
21 lied to me --

22                  CHAIRWOMAN REYES: Call the vote,  
23 Director.

24                  COMMISSIONER SEITZMAN: Call the vote.

25                  COMMISSIONER SANFORD: And for that



1 reason, he has lost all faith.

2 CHAIRWOMAN REYES: That's great.

3 That's fine. That's your opinion.

4 Director, you have my full support.

5 Can you please call the vote?

6 EXECUTIVE DIRECTOR RECKO: Anthony  
7 Forbes?

8 COMMISSIONER FORBES: As we say a  
9 double yes, my friend.

10 EXECUTIVE DIRECTOR RECKO: Andrew  
11 Impastato?

12 COMMISSIONER IMPASTATO: Yes.

13 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

14 COMMISSIONER LEWIT: Yeah.

15 EXECUTIVE DIRECTOR RECKO: Barbara  
16 Reyes?

17 CHAIRWOMAN REYES: Yes.

18 EXECUTIVE DIRECTOR RECKO: Michael

19 Russo?

20 COMMISSIONER RUSSO: Emphatically aye.

21 EXECUTIVE DIRECTOR RECKO: James

22 Sanford?

23 COMMISSIONER SANFORD: No.

24 EXECUTIVE DIRECTOR RECKO: Erica

25 Seitzman?

COMMISSIONER SEITZMAN: Yes. Yes yes.

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1                   CHAIRWOMAN REYES: So we are down with  
2 the resolutions. We can now go back to the  
3 Director's report.

4                   EXECUTIVE DIRECTOR RECKO: Thank you.  
5 So, it's been long I will try. I will try,  
6 Commissioner Impastato. Let's already looking at  
7 me.

8                   COMMISSIONER IMPASTATO: To be sure.

9                   EXECUTIVE DIRECTOR RECKO: I can feel  
10 your eyes.

11                  COMMISSIONER FORBES: Director, we got  
12 this.

13                  EXECUTIVE DIRECTOR RECKO: Yeah, yeah.  
14 We'll try to be as quick as we can, although, I've  
15 got some things to say.

16                  This month has been a challenge. As  
17 many of you know, I was diagnosed with a serious  
18 case of Covid earlier in the month and I was  
19 confined to my house and not only that, but I was  
20 one sick puppy for a number of days. I'm proud of  
21 my staff for covering my work load and standing in  
22 for me during my illness. I was finally cleared to  
23 come back this past Tuesday and guaranteed that I am  
24 not contagious by my doctor in any way, shape, or  
25 form, and very, very happy to be back.

1 COMMISSIONER RUSSO: You need a mask?

2 COMMISSIONER FORBES: You sure you  
3 don't got the cooties?

4 (Laughter.)

5 EXECUTIVE DIRECTOR RECKO: I don't have  
6 the cooties.

7 CHAIRWOMAN REYES: Is that why you were  
8 lying?

9 (Laughter.)

10 EXECUTIVE DIRECTOR RECKO: I  
11 was cleared --

12 COMMISSIONER FORBES: Are you sure?

13 EXECUTIVE DIRECTOR RECKO: I was  
14 cleared for no mask by my doctor, so I'm good.

15 As we all know, the federal government  
16 averted a shutdown at the last minute and, of  
17 course, that will affect us in the long-run, of  
18 course. However, and this was important, in one of  
19 our training sessions and working this out, as we  
20 talked to the officials at HUD, that the Housing  
21 Authority, if they were to close down in November,  
22 our calculation is that we should be very, very  
23 solid until at least February. We have enough money  
24 to operate. We're good. We can survive a shutdown.  
25 Now, if this lasts more than a few

1 months, say they shutdown in November, so we got  
2 December, January, into February. We're good.  
3 During that time we're going to have to start  
4 talking about what's next, what's next, what's next  
5 to cover our bills, make our payrolls, but we're  
6 good for a few months, and I'm optimistic about  
7 that. We've never seen a shutdown last that long,  
8 we haven't, you know, and they might fight for a  
9 month, but we're good if they fight for that long.  
10 We are going to be have solid. So, don't worry,  
11 residents. We've got enough money to keep the  
12 lights going, the heat on, our staff paid, all of  
13 that good stuff. I will be holding my quarterly  
14 round of meet and greets get-togethers for all of  
15 our sites in November. So a lot of these issues,  
16 you know, those meetings that we have where I'm  
17 here, we'll be having one in November, so we'll be  
18 able to address those with you before the holidays  
19 begin. We will be reviewing safety, maintenance,  
20 and security concerns as usual, but we'll also be  
21 discussing some new regulations that are coming down  
22 from HUD regarding some aspects of rent calculations  
23 and lease provisions. So, we're going to be  
24 talking--

25 VOICE: But we don't want talk, we want

1 solutions.

2 EXECUTIVE DIRECTOR RECKO: I know.  
3 We'll be talking about those -- those provisions  
4 that are coming down from HUD. To that end, I would  
5 expected that November or December we will have a  
6 resolution in front of the Board to adopt some  
7 changes in our ACOP that HUD is going to be soon  
8 publishing.

9 We continue to work closely with HPD  
10 and the residents. Councilman Cohen has left, but I  
11 do want to thank him for the kind words he said  
12 because he understands, he's in touch with me  
13 consistently, and he is -- when we're in touch  
14 together with the police department consistently, he  
15 knows what it takes to actually deal with some of  
16 these issues because he's here and involved. So,  
17 thank you, Phil.

18 We do -- I said that earlier already.  
19 We do background checks. We do make that happen.  
20 We have received a special security grant. Last  
21 time I reported that we had applied for it. We have  
22 received it. Yeah, Corinne, thank you.

23 CHAIRWOMAN REYES: Thank you, Corinne.  
24 Oh, she's not here.

25 EXECUTIVE DIRECTOR RECKO: Some more

1 good writing.

2 MS. RICHMOND: Oh, thank you.

3 CHAIRWOMAN REYES: Oh, she's there. I  
4 didn't see her.

5 EXECUTIVE DIRECTOR RECKO: Yes. So,  
6 thank you, Corinne.

7 Hoboken Housing Forward, you have  
8 already passed this and I wrote this to say that you  
9 hadn't passed it yet, so thank you for passing  
10 that -- that resolution that lends our support to  
11 what I believe is a very good, solid redevelopment  
12 plan, and I think it pushes us forward in the right  
13 direction. I had understood from the Planning Board  
14 would be on 11/9, that was my information. Anyway,  
15 great if it happened sooner, great, and to the  
16 Council for a second reading the week after that,  
17 but that's from Chris Brown over at the City.

18 Our legal counsel did have a small  
19 change regarding the effective years of the plan and  
20 the zoning. We do expect that to be incorporated  
21 into the plan that we will talk to you about once it  
22 gets through the Planning Board and goes from there.  
23 Once that redevelopment plan has final approval by  
24 the City, our team's next task will be to develop  
25 and publish that request for proposals for

1 development partners. We do expect to have the  
2 special development legal counsel contract, that you  
3 had passed a couple of months ago, signed by this  
4 coming week. So we will be ready with development  
5 legal counsel once the plan is in shape and approved  
6 by the City and that's crucial. We have to have  
7 that legal counsel to go out for that RFP, so I'm  
8 looking forward to that. Reno Cavanaugh, if you'll  
9 remember, was who you selected, who we selected, and  
10 I think they're just an excellent firm, so I think  
11 we'll have good representation.

12 We do -- we did publish our RFP for a  
13 capital needs plan. We should have that to the  
14 Board next month when we get together. That plan is  
15 what's going to take us over the next ten years to  
16 show us how we're spending our capital fund; how  
17 much will go to consulting, how much will have to be  
18 invested in our redevelopment, and after all we  
19 still will have buildings, we still will have  
20 residents that are not yet redeveloped, so we're  
21 going to have to put that money aside too and make  
22 sure we have enough money. This firm will help us  
23 with all of those decisions as we go down the line.  
24 That is something that HUD's requiring that we do as  
25 we go into redevelopment.



1                   We continue to meet regularly with our  
2 team, our Enterprise partners, Harold Fitzpatrick  
3 and HUD. Our current goal that we're working on  
4 this coming week is to work on expediting the  
5 submission of applications to what is known as the  
6 HUD special operations center. This is an approval  
7 that we would get from the SAC office for demolition  
8 disposition of our properties. Once that is  
9 approved, those properties will just wait for us to  
10 do the development, get the money put aside, but  
11 that takes us in a significance step toward making  
12 sure we're on the right track. We do as well have  
13 some changes to our admin plan for Section 8, our  
14 public housing ACOP, and the current five year and  
15 annual plan as submitted to HUD, these will be  
16 coming to you and to everyone else over the next few  
17 months. We are having a large meeting next week on  
18 anticipated planning for that.

19                   Our HHA newsletter is in your packet  
20 today. Thank you again, Corinne, and we expect to  
21 have our Hall Of -- our next Hall Of Fame  
22 mid-December, I think we're looking for  
23 December 15th, if I'm not mistaken. So, we are  
24 looking forward to that. Anyone, again, has any  
25 ideas, we're glad to take names for someone who we

1 might honor.

2 I continue to meet with residents and  
3 residents, so many of you have my cell phone.  
4 Carmen calls me, other people call me. Feel free.  
5 If you've got an issue, call. That's what we're  
6 here for, okay? Thank you.

7 We're meeting with our fee accountant  
8 to identify funds for the next phase here. A full  
9 report of punch list items is being produced by the  
10 architect for our first phase of improvements here.

11 H4H did meet on a September 26th. Our  
12 next meeting is October 24th and we are inviting the  
13 Hoboken public schools to attend that to start our  
14 planning with the schools. What are we going to  
15 look like? What's our schedule? What impact might  
16 we have on the schools? So we're looking forward to  
17 starting that discussion and I want to thank Barbara  
18 for making that connection as well. Thank you,  
19 Barbara.

20 Our special capital funding for  
21 Harrison is under design, going well, should be done  
22 soon.

23 Emergency generator work is in process.  
24 Just frustrated on the supply chain. We still don't  
25 have the generators. We still keep hitting them

1 over the head with it. We don't have the generators  
2 yet. Everything is ready. They've actually been  
3 working, because they anticipate having them soon,  
4 so they've been doing the very final ready for  
5 hookup. So when they get here, we can put them in  
6 and move.

7 Monroe Gardens boiler replacements,  
8 boiler placement bids have been submitted. That was  
9 in front of you this evening and we rejected those  
10 bids to go out and to rebid them.

11 We continue to work on our REAC and  
12 NSPIRE inspections. Our sprinkler head contract  
13 that you approved last month is actually underway.  
14 We're going into apartments and repairing sprinkler  
15 heads. Our interior door replacement project is  
16 almost complete. Our plaster work list is getting  
17 shorter and shorter. And our window repair, we've  
18 got our fingers crossed, we have applied for a  
19 special grant to replace windows at Andrew Jackson,  
20 so keep your fingers crossed to make that happen.  
21 Our sidewalk repair work is complete. Our parking  
22 registration initiative is underway, particularly on  
23 our family units, folks, you have a little bit of a  
24 different parking registration here at the elderly  
25 disabled than we have downtown and elsewhere or

1 downtown.

2 So I, for the record, and we are  
3 advertising this, Harrison, Andrew Jackson, please  
4 register your cars. We don't want to tow you, but  
5 we will.

6 CHAIRWOMAN REYES: Director.

7 EXECUTIVE DIRECTOR RECKO: Yes.

8 CHAIRWOMAN REYES: I'm so sorry to  
9 interrupt you, but I know that it has been published  
10 on Facebook and social media, but I actually  
11 personally as well as other residents who don't  
12 follow social media, they've heard it from word of  
13 mouth, they haven't received anything at home, so  
14 can fliers be sent out?

15 EXECUTIVE DIRECTOR RECKO: We'll make  
16 sure we get door to door --

17 CHAIRWOMAN REYES: Please. Thank you.

18 EXECUTIVE DIRECTOR RECKO: We will talk  
19 about that today, but I think that would solve a lot  
20 of issues with that our parking, once that goes into  
21 effect.

22 We are accepting rent on line through  
23 our web portal. We do have a 95 percent occupancy  
24 rate for public housing, 96 percent here at Fox  
25 Hill, which is good performance. We have our

1 vacancy numbers.

2 COMMISSIONER FORBES: Excuse me,  
3 Director.

4 EXECUTIVE DIRECTOR RECKO: Yes.

5 COMMISSIONER FORBES: Excuse me,  
6 Director, but what's the national average for  
7 occupancy?

8 EXECUTIVE DIRECTOR RECKO: Our  
9 national-- the national average in public housing  
10 occupancy is -- the last time I looked was about 92  
11 percent?

12 COMMISSIONER FORBES: So we're right in  
13 step with it.

14 EXECUTIVE DIRECTOR RECKO: We're not  
15 only in step, we're better than in step.

16 COMMISSIONER FORBES: Absolutely.

17 EXECUTIVE DIRECTOR RECKO: Yeah, and  
18 that's really HUD's goal is to keep us at least at  
19 95 percent. My goal is eventually 98 percent and  
20 that's where I want to get us, but right now we're  
21 knocking it out of the park for HUD. They're very  
22 happy with us and I'm very happy with the staff.  
23 We've got Frank, we've got Jackie back here. Jackie  
24 left us, huh? Jackie handles our contracting on  
25 unit turnover, so I want to give her some kudos.

1 They communicate well. Thank you for asking that,  
2 Reverend.

3 I just looked that up a couple of  
4 months ago.

5 COMMISSIONER FORBES: Yeah, I think  
6 it's noted to be mentioned that had we're at the top  
7 half of that.

8 EXECUTIVE DIRECTOR RECKO: We are,  
9 absolutely.

10 Our account aging report on TARs, we  
11 continue to work on our -- collecting our rent  
12 levels. Again, an issue that housing authorities  
13 have across the country. I think that we do --  
14 well, I know we do not want to evict anybody, we  
15 just don't. However, you know, we have to collect  
16 our rent to operate, and HUD's putting pressure on  
17 us as well, as many other housing authorities across  
18 the country. The HUD field office is actually  
19 copying our routine and what we're doing here, where  
20 we are asking folks to come in and do repayments,  
21 but when they don't, we'll be going to court with  
22 them. Now, once we get into court, normally a  
23 repayment agreement is done with a family that's  
24 sanctioned by the judge and co-signed by the judge.  
25 Now, once a family breaks that repayment agreement,

1 that is usually when you go toward possession of the  
2 unit. So we're working closely with families. We  
3 don't want to go toward the eviction if we can help  
4 it.

5 We are working on the award of our VASH  
6 vouchers that we got. We are going to be doing some  
7 meetings and probably an RFP on that in the very,  
8 very near future.

9 Our maintenance department is currently  
10 accepting applications for additional part-time  
11 building maintenance workers and we are working on  
12 our cycle for cleaning and waxing our hallways. As  
13 you know, the prices came in, what we figured was  
14 kind of high, so we're looking at a couple of  
15 alternatives. If you've got a specific cleaning,  
16 please call into your manager's office. We have  
17 done plumbing projects this cycle. Our maintenance  
18 unit repair special projects by outside contractors  
19 was a little slow, we only did one this time, and I  
20 have a new report for you which is a boiler report.  
21 This is a new report that covers the work of our  
22 boiler crew led by our supervisor, Greg Welinski  
23 (phonetic). Our boiler systems are up and running,  
24 thanks to the hard work of Greg, Louie Diprone  
25 (phonetic) and our contractor, Worth Boiler Systems.

1 They're not always given the credit that they  
2 deserve. Cold weather comes, things are working,  
3 yeah. They're working hard out there on those very  
4 complicated and old systems.

5 We continue to work hard on our  
6 extermination issues. We just keep hitting it and  
7 hitting it. We're looking to put a Let's Talk Trash  
8 initiative out.

9 We have good news on the finance side.  
10 We believe that we are closed out with the HMFA  
11 billing for the front PHA. That's been on our  
12 agenda here for about six months. We've gotten them  
13 everything we need. Their frontline staff says  
14 we're good. They've got everything they need. So,  
15 now they give it to the uppity-ups and we're going  
16 to get a letter soon saying we're good, close out,  
17 here's the rest of the money. We're out of there.  
18 So, yea, that's been a long product. You know, that  
19 started with elevator replacement way back when.

20 So, on the -- I've got two more things,  
21 resident services and then I've got one more thing.

22 Danny Perez couldn't be with us  
23 tonight. He wanted me to highlight the great work  
24 that Hoboken Grace does, their one day of service  
25 got rained out on the big rain, so they're back to



1 next year.

2 Youth soccer is going on on Saturday  
3 nights on the field. Love that.

4 Amazing Truth Society, Ray's group, is  
5 working well. He's providing tutoring, homework  
6 help, guitar lessons, and women's self defense  
7 workshops. So you can come through us. You can  
8 come directly to them, if you want to get in on self  
9 defense workshops and the things that Ray is doing  
10 out there.

11 On the 28th we're having our Family  
12 Hood Trunk or Treat, so that's going to be on 4th  
13 Street right in front of our office. So come on  
14 down in your best ghoulish outfits.

15 Lourdes, can you -- Sammy, can you  
16 please pass this out. This was written this and so  
17 it was before the discussion tonight, but I will  
18 read this into the record, as part of my Executive  
19 Director report, and what this is is a special  
20 statement by myself addressing concerns about  
21 Commissioner James Sanford.

22 I find Commissioner Sanford's strategy  
23 of dropping innuendo regarding my honesty, and that  
24 continued tonight, as Executive Director of the  
25 Hoboken Housing Authority repugnant and dishonest.

1           My professional staff and I worked hard  
2 and honestly. Since arriving at HHA, I have  
3 corrected bid deficiencies as evidenced by clean  
4 audits of our building systems for years under my  
5 guidance.

6           For example, HHA has gained the trust  
7 of the HUD area office by our exemplary handling of  
8 purchasing and procurement. Evidence of this is  
9 that HHA has been removed from the disciplinary zero  
10 threshold requirement that was in place when I  
11 arrived. This alone demonstrates HUD's opinion that  
12 my administration is professional and can be  
13 trusted. By any measure, HHA has been very  
14 successful under my guidance. HUD agrees with this  
15 analysis.

16           I have received e-mails from  
17 Commissioner Sanford comparing me to past HHA  
18 administrators that are now in legal jeopardy. I  
19 will not allow these challenges to my staff and my  
20 integrity to stand unchallenged.

21           Commissioner Sanford has not been  
22 forthright about exactly what his problem with my  
23 administration is, I have not heard this, but there  
24 is clearly something that he believes is amiss. I  
25 still do not know why he is so antagonistic toward

1 my staff and I because he will not tell me, or as  
2 far as I know his peers, you on the Board. The  
3 damage that he is doing at a crucial time in our  
4 history is severe. I refuse to stand idly by while  
5 it has gotten to the point that staff members do not  
6 want to come to Board meetings for fear of being  
7 unfairly interrogated by a Board Member.

8 He is a Commissioner that votes for seemingly  
9 no rhyme or reason against nearly all resolutions  
10 placed in front of this Board, resolutions that  
11 represent hours of work by my professionals and  
12 hard-working staff and I. A bid process for, say,  
13 door replacement takes hours of staff and legal time  
14 to assure that the bidding process is a fair and  
15 honest one. Yet his votes of "no" over and over  
16 again on that and most other resolutions is an  
17 insult to both my staff and I by that no vote. This  
18 is clearly an invalidation of the hard work of my  
19 staff and that we put into all aspects of operating  
20 this Housing Authority.

21 My staff and I recognize this lack of support  
22 and are confused and frustrated by these actions as  
23 are many HHA residents.

24 In addition, Commissioner Sanford has become  
25 a laughing stock to the residents that regularly

1 attend in our meetings. It is hard for me to  
2 believe that he does not hear them belittling him  
3 and by inference, the rest of the HHA Board, from  
4 the audience as his usual refrains of "no" echo  
5 through the room. This behavior reflects poorly on  
6 the HHA staff and the HHA Board itself.

7 Unless otherwise instructed by the entire  
8 Board, I will continue to protect my staff by  
9 insisting that correspondence from Board Members be  
10 directed only to me. I have always been informed of  
11 and approved interactions with any Board Members  
12 that are beyond perfunctory inquiries. For example,  
13 if somebody says you did a good job, you can respond  
14 saying thank you. I don't mind that. It is a  
15 shame, however, that my staff has had to come to me  
16 and ask for my protection by strictly enforcing this  
17 directive over the past months, and they have. This  
18 is because, and only because, they now feel  
19 threatened by his actions during Board meetings and  
20 by his intimidating communications with HHA staff.

21 Additionally, I will not subject my staff to  
22 cross examination tactics by Commissioner Sanford or  
23 any other Commissioner during our Board meeting,  
24 although no other Commissioners presented themselves  
25 in that fashion. Any substantial questions,

1 request, or concern that Commissioners have may be  
2 submitted to me in writing and then an appropriate  
3 response will be forthcoming. Our Board meetings  
4 are not a forum for interrogations of HHA staff.  
5 Let me repeat that. Our Board meetings are not a  
6 forum for interrogations of HHA staff.

7 COMMISSIONER FORBES: Thank you for  
8 that, Director.

9 EXECUTIVE DIRECTOR RECKO: Excuse me?

10 CHAIRWOMAN REYES: He said thank you  
11 for that.

12 EXECUTIVE DIRECTOR RECKO: Oh, thank  
13 you, sir.

14 My staff is well aware of whistle  
15 blower protections. They know that, like  
16 Commissioner Sanford, they can go to the appropriate  
17 authorities to report any illegal activity at HHA.  
18 They know that they can come to me, to the Board, to  
19 HUD Newark office or the HUD inspector general to  
20 report any instances that may be illegal or  
21 improper. I have also shared this information with  
22 Commissioner Sanford on more than one occasion. My  
23 staff knows that I run a clean ship and will support  
24 them in weeding out any dishonesty found in my  
25 administration. They know that if they perceive a

1 problem that they feel can't be shared with me, they  
2 can go to Chairman Reyes, they can go to any Board  
3 Member, or they can go directly to HUD. They know  
4 that they will be protected. By the same token, I  
5 believe that it is inappropriate by any Commissioner  
6 to attempt to set up meetings with my staff without  
7 my knowledge or participation. And that has been  
8 going on.

9 In closing, I request that Commissioner  
10 Sanford bring this in inquisition to conclusion as  
11 soon as possible.

12 As you may know, I have arranged for  
13 our legal counsel to set up a meeting with  
14 Commissioner Sanford, our legal counsel, and our HUD  
15 representative for the near future.

16 I request that Commissioner Sanford  
17 have that meeting so my staff and I can move on with  
18 the crucial business of providing the best housing  
19 for families in Hoboken with a Board that supports  
20 the initiative in a rational and businesslike  
21 manner.

22 Thank you very much for listening.  
23 That concludes my report.

24 CHAIRWOMAN REYES: Thank you, Director.  
25 Before we close, director, I --

1                   COMMISSIONER SANFORD: You're not going  
2 to let me respond to that?

3                   CHAIRWOMAN REYES: Did you ask to  
4 speak, Commissioner Sanford?

5                   COMMISSIONER SANFORD: I would like to  
6 speak.

7                   CHAIRWOMAN REYES: Okay. Well, once  
8 I'm done then you can have the floor.

9                   I just wanted to say in reference to  
10 this snapshot of resident services, I am so happy to  
11 inform you guys that this week HOPES did receive  
12 some funding for a food pantry in our family  
13 resource center at the Housing Authority.

14                  COMMISSIONER RUSSO: Great.

15                  CHAIRWOMAN REYES: So it's not going to  
16 be -- let me just make sure to let you guys know,  
17 it's not going to be a big food pantry, let's get it  
18 together, it's only two bedrooms we have in there,  
19 but we make it work, so we are going to have items  
20 there for individuals, families that are in  
21 desperate need of food. It's not only going to be  
22 open to the Housing Authority residents, it will  
23 also be open to anyone in the city during business  
24 hours. Again, I think this is amazing. I know that  
25 the food pantry that the Hoboken Community Center

1 does is amazing, they're always so helpful, but I  
2 think this one is different, it's in our home, and  
3 we're here and we're always there and it's going to  
4 make it so much easier for us to help our families  
5 in need. So if anyone -- we are going to be doing a  
6 press release. We're going to invite everyone over  
7 so that they can check it out once it's done. We  
8 just got it. Again, we need to purchase some stuff  
9 before we put it in there, and we would like to  
10 invite the Board and everyone to go check it out.  
11 So, I think that's great news and, you know, just a  
12 little bit of good news.

13 EXECUTIVE DIRECTOR RECKO: Will you be  
14 accepting contributions of food?

15 CHAIRWOMAN REYES: We can.

16 EXECUTIVE DIRECTOR RECKO: Not yet?

17 CHAIRWOMAN REYES: I mean, as much as  
18 we can hold. Again, we use -- I want to say, I  
19 mean, since we've been there I think we used even  
20 the tub as part of our -- of ours to hold our stuff.  
21 We use every nook and crack in the two bedroom, but  
22 I think we can. Again, our goal is to service our  
23 residents, the ones that need it the most, but  
24 that's not to say that we don't have individuals who  
25 in the past have not -- have not faced food



1           insecurities and they are facing it today. So, we  
2           are here. We have no judgment. Whoever needs it,  
3           once it's open we're there to help you guys. So  
4           I'll keep you guys posted.

5                        COMMISSIONER RUSSO: That's great.

6                        CHAIRWOMAN REYES: Thank you. And  
7           Commissioner Sanford, you can now speak.

8                        COMMISSIONER SANFORD: Thank you.

9                        I thank the Director for his prepared  
10          statement and I say to the public and I say to  
11          everyone who will hear this that I am unfazed by  
12          this attempt to ambush me and derail my oversight of  
13          a federally funded organization. I've sworn an  
14          oath. I will follow that oath no matter where it  
15          leads. I reserve the right to reply in detail to  
16          this statement and I will converse with the  
17          appropriate authorities and counsel. In the  
18          meantime, I have questions on the Director's report.

19                       COMMISSIONER RUSSO: Motion to close.  
20          Oh, I'm sorry. You still have questions?

21                       COMMISSIONER SANFORD: Yeah, I still  
22          have questions.

23                       COMMISSIONER RUSSO: I apologize.

24                       COMMISSIONER SANFORD: Director, I sent  
25          several e-mails to Corinne Richmond. Is she here?

1 EXECUTIVE DIRECTOR RECKO: No, she is  
2 not. Well, she is on the line, but I would again  
3 ask you to direct any questions to me.

4 COMMISSIONER SANFORD: Okay. Through  
5 subsequent e-mailing of the staff, who have refused  
6 to communicate with me, you have indicated that you  
7 gave a verbal command to staff on this matter.

8 When did that verbal command occur?

9 EXECUTIVE DIRECTOR RECKO: Well, I  
10 don't have a timeline at my fingertips this  
11 afternoon or this evening, so I would ask you to  
12 request that information of me in writing, not to  
13 Corinne, not to Frank, not to anyone else, not to  
14 the attorneys. To me. Do business. Ask me when  
15 that occurred, we will give you a timeline, I will  
16 give you a timeline of the progression of my  
17 instructions to my staff.

18 COMMISSIONER SANFORD: Director Recko,  
19 I have already written in writing to you requesting  
20 this information and you have refused to provide it.

21 EXECUTIVE DIRECTOR RECKO: Well, I'll  
22 be --

23 COMMISSIONER SANFORD: I will --

24 (Simultaneous crosstalk.)

25 COMMISSIONER RUSSO: No, really,

1 honestly. I appreciate your concerns. I appreciate  
2 your questions, but this is not -- it's not  
3 appropriate for back and forth between the two --  
4 the two of you. The Director has asked you to put  
5 it in writing so put it in writing again, and so  
6 he -- so you have no gripe at that point, put it in  
7 writing. You heard it here publicly. Let him  
8 respond to you in writing. It's highly  
9 inappropriate to continue to do this. I mean, I  
10 don't know how --

11 COMMISSIONER SANFORD: This is not  
12 highly inappropriate. This is not highly  
13 inappropriate. I have requested in writing --

14 COMMISSIONER RUSSO: Right. So do it  
15 again.

16 COMMISSIONER FORBES: This is --

17 COMMISSIONER SANFORD: -- and verbally  
18 on the public portion multiple times and the  
19 Director refuses to answer.

20 COMMISSIONER FORBES: This is  
21 inappropriate.

22 CHAIRWOMAN REYES: I think that the  
23 problem is -- Okay, as Commissioner, Councilman and  
24 Commissioner Russo has stated and I think  
25 everybody's frustration is the same.

1 COMMISSIONER FORBES: Yes.

2 CHAIRWOMAN REYES: The Director has  
3 asked that it be put in writing.

4 EXECUTIVE DIRECTOR RECKO: That's  
5 right.

6 CHAIRWOMAN REYES: If you like, you can  
7 send it to the Director and CC me on it and I will  
8 make sure that the Director will get back to you and  
9 provide you an answer. Unfortunately, we -- I don't  
10 know of any communication that you have had with  
11 him, but you're saying that he's not answering you,  
12 so as the hair woman I would appreciate it if you  
13 put me on the e-mail so I can make sure that he does  
14 that.

15 COMMISSIONER SANFORD: I am clarifying  
16 for the record that this request has already been  
17 put in writing.

18 CHAIRWOMAN REYES: Well, he's asking  
19 you to do it again. So if you can do that again,  
20 we'd appreciate it. And do you have any further  
21 questions?

22 COMMISSIONER SANFORD: I have many  
23 further questions.

24 CHAIRWOMAN REYES: Okay. So can we  
25 move on?

1                   COMMISSIONER SANFORD: You know what,  
2 I'm going to allow you guys to just get on with your  
3 evening because I know that no one wants me to ask  
4 any questions.

5                   CHAIRWOMAN REYES: You're -- you are  
6 welcome to ask any question you'd like.

7                   COMMISSIONER SANFORD: That is --

8                   CHAIRWOMAN REYES: Commissioner, I have  
9 not censored anyone on this Board from speaking.  
10 But at this point if you're stating that you would  
11 not like to have anymore questions or you choose not  
12 to ask anymore questions, that's fine. So can we  
13 have a motion to close?

14                   COMMISSIONER RUSSO: Motion to close.

15                   COMMISSIONER IMPASTATO: Second.

16                   CHAIRWOMAN REYES: All in favor? Yes.

17                   COMMISSIONER SEITZMAN: Yes.

18                   COMMISSIONER RUSSO: Aye.

19                   COMMISSIONER IMPASTATO: Yes.

20                   COMMISSIONER FORBES: Yes.

21                   COMMISSIONER LEWIT: Yes.

22                   COMMISSIONER SANFORD: No.

23                   COMMISSIONER RUSSO: Goodnight,

24 everyone.

25                   CHAIRWOMAN REYES: Thank you.

COMMISSIONER FORBES: Thank you.

(Concluded at 9:30 p.m.)

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CERTIFICATE OF OFFICER

1  
2 I, THERESA L. TIERNAN, A Registered Merit  
3 Reporter, Certified Stenographic Shorthand Reporter,  
4 and Notary Public of the State of New Jersey, do hereby  
5 certify that the foregoing is a true and correct  
6 transcript of the proceedings as taken stenographically  
7 by and before me at the time, place and on the date  
8 herein before set forth.

9 I DO FURTHER CERTIFY that I am neither a  
10 relative nor employee nor attorney nor counsel of any  
11 of the parties to this action, and that I am neither a  
12 relative nor employee of such attorney or counsel, and  
13 that I am not financially interested in the action.  
14  
15

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

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