



HOUSING AUTHORITY OF THE CITY OF HOBOKEN

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BOARD OF COMMISSIONERS MEETING – October 12, 2023, 7:00P.M.

PRESENT: Marc Recko, Executive Director
Commissioner Rev. Anthony Forbes (Zoom video)
Commissioner Andrew Impastato
Commissioner Aaron Lewit
Chairperson Barbara Reyes
Commissioner Michael Russo
Commissioner James Sanford
Vice-Chairperson Erica Seitzman

COUNSEL: Matt Fitzpatrick, ESQ. (Zoom video)
Harold Fitzpatrick, ESQ. (Zoom audio)

STAFF: Emil Kotherithara, Chief Financial Officer (Zoom video)
Lourdes Priestley, Director of Administration
Frank Merchand Director of Management (Zoom video)
Corinne Richmond, Policy and Public Outreach Analyst (Zoom video)
Jackie Medina, Maintenance Manager
Sammy Fermaint, Maintenance Supervisor
Shawna Oliver, Property Manager Natalie Villafane, Property Manager
Yolanda Sissoko, Property Manager Jimena Parra, Asst. Dir. of Management
Maria De Jesus, Property Manage Yesenia Villafane, Sec. 8 Coordinator

MINUTES:

Pledge of Allegiance

Mr. Recko made the roll call; Commissioner Forbes, Commissioner Impastato, Commissioner Lewit. Chairperson Reyes, Commissioner Russo, Commissioner Sanford and Vice-Chair Seitzman were present.

The Chairperson opened the meeting by stating in accordance with the requirements of the Open Public Meetings Law, Chapter 231 of the Public Laws of 1975 of the State of New Jersey, the Board of Commissioners of the Housing Authority of the City of Hoboken announces that the regular October's board meeting has been scheduled for Thursday October 12, 2023 at 7:00pm. Notice was sent to The Jersey Journal and Star Ledger on Tuesday, October 3, 2023, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Tuesday, October 3, 2023 with a copy of the agenda to be posted on the bulletin board in City Hall, Hoboken Library and Hoboken Police Department; and posted on the Authority website on Tuesday, October 3, 2023.



PUBLIC COMMENT

Motion to Suspend the Agenda to allow the Resolutions to be voted on prior to the Executive Director's Report.

Commissioner Russo made the motion and Vice-Chair seconded.

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

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

2023-10.01 **Resolution Approve the Meeting Minutes of the Board of Commissioners on September 14, 2023**

Vice-Chair Seitzman Russo made the motion and Commissioner seconded

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

2023-10.02 **Resolution Authorizing the Payment of the Monthly List of Bills**

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

Commissioner Impastato ask a question and a discussion ensues.

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



2023-10.03 **Resolution to Award a Contract for Network Switching & UPS Systems Upgrade**

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

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

2023-10.04 **Resolution to Reject All Bids Received for Monroe Gardens Boiler Replacement and Authorize the Receipt of Bids Based Upon Revised Materials.**

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

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

Close Session to Discuss Personnel Matters

Commissioner Sanford made a motion and Commissioner Russo seconded

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



2023-10.05

Resolution to Demonstrate the Support of the Authority for the Hoboken Housing Authority Redevelopment Plan Being Considered for Final Adoption by the City of Hoboken



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

Commissioner Sanford ask a question and a discussion ensues.

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

Commissioner Sanford voted "No"

EXECUTIVIE DIRECTOR REPORT

NEW BUSINESS

Chairperson Reyes ask if all in favor of adjournment.

Motion to Adjourn

Commissioner Impastato motion and Commissioner Russo seconded

Commissioner Forbes, Commissioner Impastato, Commissioner Lewit, Chairperson Reyes, Commissioner Russo and Vice-Chair Seitzman, voted "Yes".

Commissioner Sanford voted "No"

(The meeting concluded at 9: 04PM)

