

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

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

THURSDAY  
FEBRUARY 8, 2024  
7:00 P.M.

---

HELD IN PERSON AT  
221 JACKSON STREET  
HOBOKEN, NEW JERSEY

BEFORE:

CHAIRPERSON BARBARA REYES  
VICE-CHAIRPERSON ERICA SEITZMAN (VIA ZOOM)  
COMMISSIONER MICHAEL RUSSO (VIA ZOOM&IN PERSON)  
COMMISSIONER ANDREW IMPASTATO (VIA ZOOM)  
COMMISSIONER ANDREW LEWIT (ABSENT)  
COMMISSIONER JAMES SANFORD  
COMMISSIONER ANTHONY FORBES (ABSENT)

---

APPEARANCES:

FITZPATRICK & WATERMAN, ESQS.,  
BY: 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

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

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

I N D E X

AGENDA

PAGE

ROLL CALL	3
READING OF ANNOUNCEMENTS	3
PUBLIC COMMENTS	4
EXECUTIVE DIRECTOR'S COMMENTS	10

RESOLUTIONS

Resolution 2024-02.01	70
Resolution 2024-02.02	74
Resolution 2024-02.03	86
Resolution 2024-02.04	108
Resolution 2024-02.05	112
Resolution 2024-02.06	114
Resolution 2024-02.07	116
Resolution 2024-02.08	122
Resolution 2024-02.09	124
Resolution 2024-02.10	126

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 regular monthly  
8 February 4th meeting 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, January 30,  
12 2024, and sent to the City Clerk of Hoboken on  
13 Tuesday, January 30, 2024, with a copy of the agenda  
14 to be posted on the aforementioned bulletin board in  
15 City Hall, Hoboken Library, and Hoboken Police  
16 Department, and posted on the Authority's website on  
17 Tuesday, January 30, 2024.

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. Okay.

22 EXECUTIVE DIRECTOR RECKO: Call --

23 CHAIRWOMAN REYES: Do we have any --

24 EXECUTIVE DIRECTOR RECKO: Roll call?

25 CHAIRWOMAN REYES: Roll call, Director?

1 EXECUTIVE DIRECTOR RECKO: Roll call.  
2 Anthony Forbes?  
3 Andrew Impastato?  
4 CHAIRWOMAN REYES: Andrew, can you  
5 hear?  
6 COMMISSIONER IMPASTATO: Yes, I'm here.  
7 Present.  
8 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
9 Barbara Reyes?  
10 CHAIRWOMAN REYES: Here.  
11 EXECUTIVE DIRECTOR RECKO: Michael  
12 Russo? (Via Zoom.)  
13 COMMISSIONER RUSSO: Present.  
14 THE COURT: James Sanford?  
15 Erica Seitzman?  
16 COMMISSIONER SEITZMAN: Present.  
17 CHAIRWOMAN REYES: Sandra Smith?  
18 EXECUTIVE DIRECTOR RECKO: Public  
19 comment period.  
20 CHAIRWOMAN REYES: Yes.  
21 So Sandra Smith?  
22 I'm just going to ask again as a  
23 reminder, please, we just ask that you be respectful  
24 to everyone on the Board as well as the Housing  
25 Authority, please. Everyone has five minutes to

1 speak. Okay. It's just a general announcement.  
2 This is not nothing.

3 COURT STENOGRAPHER: Just one minute.  
4 Just one minute. Can we shut the phones off? Can  
5 we shut the phones off?

6 CHAIRWOMAN REYES: Can I ask if you  
7 have a cell phone, can you please put it on vibrate  
8 or shut it off? Thank you.

9 MS. SMITH SPENCE: My name is Sandra  
10 Smith Spence. S-A-N-D-R-A, S-M-I-T-H, S-P-E-N-C-E.

11 Hello, everyone. I came here today to  
12 talk about the crocheting class that I want to start  
13 again. Some people wants to learn, so I'm bringing,  
14 like, to teach them hats with the scarves and  
15 different things, blankets and scarf. So being that  
16 we already, I was coming to you today to get  
17 donation, but we already got a handle before the  
18 meeting start, so I'm thanking him for doing that,  
19 Sammy, I don't know if he's here.

20 MR. FERMAINT: I'm here.

21 MS. SMITH SPENCE: Back there. He's  
22 going to get the stuff for us, so thank God for  
23 that.

24 And also I want to say thank you, Mr.  
25 Recko, for the heat because it was so cold in here,

1 and we got heat.

2 EXECUTIVE DIRECTOR RECKO: You're  
3 welcome.

4 MS. SMITH SPENCE: And also the things  
5 that we want to do with the -- we brung up the rules  
6 of bingo. We need the rules to be done and I want  
7 it in, like, a plaque to put on the walls so people  
8 could be respectful of the bingo. We are seniors.  
9 We should enjoy ourselves. We should have fun,  
10 relax. And, unfortunately, sometimes when you get  
11 together, there's always one person out of the apple  
12 that kind of a little cut up. So this will be more  
13 enforced to let them know that you interrupting  
14 other people.

15 That's all I got to say for right now.

16 CHAIRWOMAN REYES: Thank you.

17 MS. SMITH SPENCE: Thank you.

18 CHAIRWOMAN REYES: Thank you,

19 Ms. Smith.

20 Sheryl Malachi.

21 COURT STENOGRAPHER: Could you spell  
22 your name for me, Sheryl?

23 MS. MALACHI: Sheryl, S-H-E-R-Y-L.

24 M-A-L-A-C-H-I.

25 I'm here to address what is going up on

1 the fifth floor, it's plumb ridiculous. You can't  
2 get no sleep, knocking on your doors -- in the --  
3 going in the trash room, they're in there shooting  
4 up the stuff. They're bringing pit bulls up there.  
5 The girl who lives in 5K, she lets her dogs run  
6 loose and almost biting people all the time. I have  
7 called the police many of times, and people on the  
8 fifth floor is getting tired, because you can't  
9 rest, because they're always in there doing things.

10 They shut the fire doors all the time.  
11 They make all the noise. They say they own the  
12 fifth floor. They don't own nothing. We all live  
13 on that fifth floor, we should have peace and quiet  
14 on that floor. And just I had to call the police,  
15 the police was there four times in one day.

16 CHAIRWOMAN REYES: Wow.

17 MS. MALACHI: Then I had to call the  
18 police the next day, and they was acting up today.

19 (COMMISSIONER SANFORD ENTERS THE PROCEEDINGS  
20 AT 7:13 P.M.)

21 MS. MALACHI: What is it going to take?  
22 We can't keep on going through this. I'm not well  
23 and I shouldn't have to endure this stuff. Where  
24 she's up there and her boyfriend. And her posse  
25 comes up here doing things. The guy -- the guy that





1           that will tell you what's going up here -- what's  
2           going up on this floor. We can't -- we can't do it  
3           no longer, we can't. I'm going to stand still  
4           because I'm God's child and I'm going to fight this  
5           battle, and I'm going to fight it with y'all and  
6           y'all got to fight with me. And that's all I got to  
7           say.

8                           CHAIRWOMAN REYES: Thank you,  
9           Ms. Smith.

10                           Marcie Biart.

11                           MS. BIART: Marcelina,  
12           M-A-R-C-E-L-I-N-A. Biart, B-I-A-R-T.

13                           Okay, good evening, everybody.

14                           I came here to complain because you see  
15           my son is getting married on February the 24th.  
16           They told my son that he has to turn his keys in on  
17           the 27th. What happens with my grandson? They said  
18           that apartment is big. Yes, it's big, but they  
19           already know that my son -- my grandson is not going  
20           into that apartment, so why don't -- they haven't  
21           gotten him a one-bedroom apartment?

22                           He works, he's 22 years old, he's not  
23           going to go up there where he can't stand this lady,  
24           he's not going to stay out on the street because he  
25           was born here, he's entitled, the same way that all

1           these other kids from the same family, three of them  
2           are living in 501, 540, and 560. Okay? And if they  
3           can get an apartment, my grandson could get an  
4           apartment too.

5                         And another thing I want to make clear,  
6           because right now you have -- they say they don't  
7           want to split family, yet you split the lady out --  
8           because I don't give -- an apartment 2-C, you would  
9           split her, let her son stay in the apartment, and  
10          gave an apartment over here, and you know what  
11          happens here? That every other week the cops come  
12          over here, the guy is dealing, and we're going  
13          through all of this. Not only that, now I've come  
14          to hear, I'm not, I'm hearsay, that they put him on  
15          the lease, a guy that the cops come here constantly  
16          looking for him because he's dealing.

17                        This is what you want for us? When we  
18          came to move here, it's because we were looking  
19          for -- for everything to calm down. And if you're  
20          going to start putting people here that are doing  
21          things they're not supposed to do, then you're not  
22          taking care of us. You're not taking care of us.

23                        You understand another thing, I finish  
24          with that one, now I come -- the parking. Do me a  
25          favor. All the people that come here to do tests,

1 the doctor for the nails, the doctor for the vein,  
2 let them know that they cannot park in the parking  
3 lot. Okay? They cannot park in the parking lot. I  
4 came, and you know that I'm always complaining, my  
5 parking space is sweet. It's honey. Everybody  
6 parks there. Everybody parks there, right or wrong,  
7 okay? And now at 12 o'clock when you call, when I  
8 came at 12 o'clock, if all the ladies are working,  
9 they're on their lunch break, I got to wait until  
10 1 o'clock for somebody to take care of me. And the  
11 guy was in here half an hour standing out there. I  
12 had to wait another half an hour till everybody came  
13 at lunch time. I called everybody, but nobody  
14 answered. Something has to be done.

15 Mr. Recko, right now this man, young  
16 man said that they have our -- you call our -- what  
17 is it, the thing for the door? ID. With the number  
18 of the parking space that we have. This has been  
19 talked about for about a year. I spoke to this  
20 young man Frank, and he said that, no, that he  
21 brought it, but when I said that I was going to come  
22 and bring it up, he said, let me check. Now they  
23 took it to 220. They don't need to take it to 220.  
24 They have a parking space where it opens and it  
25 close. We have open door. We have open door.

1                   And I could complain because I'm the  
2                   one that's constantly calling somebody to get  
3                   somebody out of my parking space. And after a while  
4                   you get pissed. And when they come and try -- and  
5                   they come and they take their car out, all that  
6                   comes out of here is dirt. All that comes out of  
7                   here is dirt. And I don't want to use it, but you  
8                   know what, somebody has to take care of us. And  
9                   like I said, if I fight for everybody, for my  
10                  family, I'll stomp on anybody that I have to stomp.

11                  That's my grandson, he works, and he  
12                  needs his place, and they can't close him out and  
13                  leave him out on the street if he doesn't want to go  
14                  live with his father. He's 22 years old, and they  
15                  knew that he was turning in that apartment, they  
16                  should have started looking for a one-bedroom for  
17                  him, because you're not going to throw him out.  
18                  You're not going to through him out because if I  
19                  have to walk to HUD, I'm going up there.

20                  I'm going to start doing this every  
21                  place that I go, I'm going to bring this subject up  
22                  because it's not fair. Nobody is going to throw my  
23                  grandson out in the street, because if he's not  
24                  dealing, when you're dealing, you got more  
25                  privileges than the people that are not. You got

1 more privileges, the people that dealing and doing  
2 the things they're not supposed to do, they got more  
3 privileges. And when you doing the things the  
4 correct way, you're -- they get screwed. Let's get  
5 screwed, they get ignored. And it's not fair. And  
6 it's not the fair. And what's not fair has to be  
7 corrected.

8 Thank you very much. I'm glad I didn't  
9 curse today.

10 CHAIRWOMAN REYES: Thank you, Margie.

11 Lonie Richardson.

12 MS. RICHARDSON: Lonie, L-O-N-I-E,  
13 R-I-C-H-A-R-D-S-O-N.

14 I live in 5F, and we're talking about  
15 the lady with the little dog that lives in 5K. Her  
16 dog comes all the way around to my apartment to  
17 attack me. I stood here last year and said the same  
18 thing about the dog attacking me. Now I'm standing  
19 here again in 2024 saying the same story over and  
20 over again.

21 Now, Deborah knows. I told her and I  
22 told y'all. And something's got to be done. It is  
23 terrible. I don't hear it like Sheryl hears it, but  
24 I do hear it because I'm in that F apartment. When  
25 I come off the elevator, the dog is sitting right



1 CHAIRWOMAN REYES: Can the record  
2 reflect that Commissioner Stanford as well as  
3 Commissioner Russo are now in person?

4 COMMISSIONER RUSSO: Hello, everyone.

5 CHAIRWOMAN REYES: Thank you.

6 Pat Waiters?

7 MS. WAITERS: Let this reflect I'm  
8 adding Commissioners Sanford and Russo on this  
9 video.

10 Pat -- thank you, Madam Chair.

11 I'm going to be respectful and I like  
12 what you said in the beginning of the meeting, but I  
13 want to place this on the record and give you a hug,  
14 Margie.

15 MS. BIART: Thank you.

16 MS. WAITERS: You know why I gave her a  
17 hug? She stood up here and she recited some of the  
18 same words I said when Mr. Recko again, and I told  
19 you before and I tried to talk calm, every public  
20 meeting I could say and feel and say whatever I  
21 want. You accuse me of allegations. I made no  
22 allegations. I feel the same way she feel. Because  
23 some of these people live here be family members,  
24 friends. I told you before my uncle moved here in  
25 1962 and he not exempt either.

1                   When you allege that I made  
2                   allegations, for you to call the cops on me on your  
3                   private phone, you can't do that tonight. I wish  
4                   this was a real HHA meeting where the real tenants  
5                   came like NYCHA did New York. I simply came to you  
6                   the day they arrested 70 people in New York, just to  
7                   ask you nicely, please don't take it lightly because  
8                   Hoboken is next, okay? That's my opinion.

9                   When I mentioned drug users and drug  
10                  dealers or drug whatever, I distinctly said to you  
11                  what she said about her grandson. My son is  
12                  educated. He work. Y'all did it to my daughter. I  
13                  said nicely, don't retaliate, I said, because  
14                  there's too many drug -- and when I said it you got  
15                  irate, you jumped up, you screamed, called the cops  
16                  on your private phone. Do you know what kind of  
17                  violation that is?

18                 You call Collins and named his name and  
19                 I said, you don't need this excitement. All of  
20                 those cop cars pull up. Trying to defame me. I've  
21                 been coming to this microphone for 15 years and  
22                 y'all not getting it. I'm not going nowhere. I'm  
23                 going to see Housing Authority rescued at the back  
24                 of Pat Waiters. And I got an appointment in New  
25                 York. I'll start with the prosecutor over there.



1                   So let me finish saying what I said. I  
2                   feel bad for all your management. Don't ever accuse  
3                   me of alleged. I brought you a stack of facts in  
4                   writing, a paper trail. You told me, I don't care  
5                   about that. I've bet when the FBI come and serve  
6                   you, you don't care about that.

7                   Trust me. I don't make up lies. And  
8                   for Frank last year said to me, well, go to the  
9                   police department. What a conflict of interest.  
10                  You donate to Michael Russo's campaign. Lo and  
11                  behold, Michael Russo brother working on 88. How  
12                  stupid do you think I am? How? And their quality  
13                  of life still going down the drain. Dogs running  
14                  after seniors, drugs everywhere.

15                  And me, I fully complied to the  
16                  process. Y'all harass my daughter. Mike -- Frank  
17                  made up new rules. My daughter living in a luxury  
18                  apartment, paying \$800, free parking, and no  
19                  headache and no drugs, okay? So when you try to  
20                  hurt a woman of God, like she said, I stand here and  
21                  I stand strong because somebody bigger fighting my  
22                  battles.

23                  And I'm asking you again tonight and  
24                  I'm closing saying this. Sanford, again, we depend  
25                  on you. Don't email me at the meeting and stop. I

1 need you right now. You got some residents in your  
2 corner. Keep up our fight, because we're going to  
3 claim victory. Watch. I got enough evidence to  
4 roll with. I can't afford an attorney like you. I  
5 was told by Platkin, whatever the Attorney General  
6 is, come in, Patricia, and start your complaint, and  
7 watch how many attorneys pick up that complaint.

8 I'm asking you again tonight, do what's  
9 right. Mr. Fox, you still on the payroll, right?

10 ATTORNEY H. FITZPATRICK: I'm not  
11 Mr. Fox.

12 MS. WAITERS: You the new counsel,  
13 okay? Let me call you Counsel with respect, okay?

14 But these contracts tonight 70 years --  
15 you see 70 people arrested. Extended for contracts.  
16 What is this to me, a smack in the face, our  
17 emergency contacts. This ain't about dirty  
18 politics. I'm going to ask you again for the sake  
19 of me and my family, do what's right on this one,  
20 please.

21 I'll be calling you, Sanford. Please  
22 don't let the people down and the residents of  
23 Hoboken. You on this Board. You a Commissioner  
24 with integrity. Keep up your fight because I got  
25 your back.

1 Thank you.

2 COMMISSIONER SANFORD: Thank you.

3 CHAIRWOMAN REYES: Thank you.

4 Manuel Rivera Soler.

5 MR. RIVERA SOLER: May I?

6 CHAIRWOMAN REYES: Sure. Absolutely.

7 MR. RIVERA SOLER: Thank you, Madam  
8 Chair. I have a couple of questions and they're  
9 brief, and I'm sure that they will get answered in  
10 the Executive Director's comments, I'm sure, as he  
11 always does, and I'm sure respectfully as well.

12 Madam Chair, the questions are very  
13 simple. There are two things or two items on the  
14 agenda. I'm sorry I wasn't able to get here earlier  
15 to read them all, but I'm going to ask on  
16 2024-02.07, pardon me, and the resolution for the  
17 purchase of a utility vehicle, if members of the  
18 public and residents could have a little bit more  
19 detail as to what type of vehicle, the cost of said  
20 vehicle, the -- if they're going to be a replacement  
21 of a vehicle. These are just simple questions.  
22 There is no pointing fingers.

23 And also 2024-02.09, the resolution  
24 rejecting these bids for the Harrison Gardens. Just  
25 a little bit more detail on why are they being

1 rejected. It could be a simple reason, but, you  
2 know, it would be -- it would be a behoovement to  
3 members of the public to have information,  
4 especially the folks who live in those residences.

5 And now, Madam Chair, if you would  
6 allow me a personal point, I would just like to say  
7 that it takes, I'm sure, some time for you and  
8 members of the Authority and you Commissioners when  
9 you hear the grievance of members of the public and  
10 people who live in the different buildings, you have  
11 to foresee that they are coming in a level of  
12 frustration. So their level of frustration, hear  
13 it, don't count it as they're trying to be against  
14 you or trying to hurt you in any way, they -- this  
15 is how they do it because they are frustrated. You  
16 see?

17 So as a person who is frustrated, if it  
18 would be my building, you better believe that I  
19 would be not only here, I would be in the  
20 Commissioners' meeting where I was tonight, I would  
21 be in the Council meeting where I was yesterday,  
22 everybody is going to hear about it. But they --  
23 unfortunately, they have this. This is their  
24 outlet.

25 So respectfully hear them, and I hope

1           that equally and with expediency that their issues  
2           can be resolved in whatever manner it could be.  
3           Again, this is -- nobody is against anyone. They  
4           just want their homes to be safe, clean, and to be  
5           free of harm. These could be anybody's grandma,  
6           nobody wants anybody's grandma to get hurt or  
7           anybody's mother, you know, so let's understand the  
8           frustration, even to the people who are the  
9           employees. We appreciate you. You have to also  
10          understand the frustration, Madam Chair, excuse me  
11          for referring to them.

12                         So again, I appreciate the time. Note  
13          that this is the only way they can get their point  
14          across, and it's important to at least extend a  
15          courtesy to address the issues.

16                         Thank you.

17                         CHAIRWOMAN REYES: Thank you. Thank  
18          you, Manuel.

19                         I just wanted to kind of speak on -- I  
20          know we don't do the back and forth, but I've been  
21          exactly where each and every one of you residents  
22          are. I think everyone here has seen me get  
23          frustrated, be passionate about what's happening,  
24          and understand. So I don't ever want you guys to  
25          think that I don't understand where you guys are

1 coming from because I've been there. And you guys  
2 have witnessed me fight.

3 And just because I'm sitting on this  
4 side of the table does not mean that I leave you  
5 guys behind and don't speak up for you. I know that  
6 there are times that, you know, we don't do the back  
7 and forth. That's not to say that this Board does  
8 not hold the executive director accountable for the  
9 things that are happening.

10 So I think that this -- it's just,  
11 unfortunately, we're not here to put a show on for  
12 anyone, and that's not what I'm here to do, so I  
13 will address it as I see fit. I'm not going to make  
14 it -- you know, it may not make everyone happy, but  
15 I can assure you guys that this Board does hold the  
16 Executive Director, the majority of the Board does  
17 hold the Executive Director accountable.

18 So thank you so much, Manuel. So,  
19 again, I understand your frustration, and I had a  
20 few questions actually for the Director concerning  
21 tonight.

22 EXECUTIVE DIRECTOR RECKO: Sure.

23 CHAIRWOMAN REYES: So I'm just a little  
24 bit concerned. I mean, a lot of the things that the  
25 seniors are saying, first of all, this is a senior

1 building and I understand that. In most recent  
2 times we have added a lot of disabled individuals  
3 who are not seniors into the building, and that is  
4 what has been causing a lot of the issues. But to  
5 sit here tonight and hear how dogs are running  
6 without no leash. How seniors are getting off an  
7 elevator and you have to worry about a dog being in  
8 front.

9 First of all, my first problem is where  
10 is our security that should be working and walking  
11 on the floors? Why are they not witnessing? Are  
12 they witnessing it? Are they reporting it? If  
13 they're reporting it, why hasn't something been done  
14 about the dog?

15 I understand that dogs can be very  
16 sentimental to people, I get it, but you also have  
17 to be responsible for your pet, and I don't think  
18 our seniors should be living in fear of being  
19 attacked when they're coming into their building,  
20 where they're getting on their floor, and I also  
21 feel honestly it's not fair that they're not  
22 sleeping because of what's going on there. Our  
23 security is here overnight, right?

24 So look, if that's -- if that's an  
25 issue, maybe we should have them kind of do more

1 walks on that floor, and address that floor a little  
2 bit more than they have. This is my suggestion,  
3 Director, we can, you know, discuss later, further.  
4 I just had felt like I had to address this  
5 situation.

6 EXECUTIVE DIRECTOR RECKO: And I'm glad  
7 you did, because I couldn't agree with you more, our  
8 seniors shouldn't have to deal with this. But I do  
9 disagree with Manny just a bit. There's another way  
10 to come, just not here. I don't think any of you  
11 have met with me personally on this issue. I've met  
12 with 15 different families this month, since the  
13 last Board meeting in my office, 15 families.

14 Come see me, come and see me, set up a  
15 meeting and we will meet, I will meet with you. And  
16 I would like to do that, I really would, from my  
17 heart, I would like to meet with you before you come  
18 here, so I have a chance to make sure your manager  
19 knows, to make sure we've talked, to make sure that  
20 my staff is enforcing the lease as much as possible.

21 So please, I mean, you know my cell  
22 phone number, please come and see me.

23 MR. MERCHAND: We get the runaround.

24 (Simultaneous crosstalk.)

25 EXECUTIVE DIRECTOR RECKO: I'm sorry to



1 interrupt.

2 CHAIRWOMAN REYES: Guys, I'm going to  
3 ask that we --

4 EXECUTIVE DIRECTOR RECKO: Ma'am,  
5 ma'am. May I finish?

6 CHAIRWOMAN REYES: Yes.

7 EXECUTIVE DIRECTOR RECKO: I think you  
8 have my cell phone number, right?

9 VOICE: Yes.

10 EXECUTIVE DIRECTOR RECKO: I don't  
11 think that I got a call from you saying this.

12 VOICE: No, I speak to you.

13 EXECUTIVE DIRECTOR RECKO: Well, come  
14 and see me.

15 VOICE: I spoke to you.

16 EXECUTIVE DIRECTOR RECKO: I don't  
17 remember this.

18 VOICE: Yes, you and me spoke.

19 EXECUTIVE DIRECTOR RECKO: So come and  
20 see me, all right, because I would react to this. I  
21 would absolutely react to this. And not just a  
22 meeting, but I would be glad for you to come to my  
23 office. I'll be glad for, you know, Ms. Malachi to  
24 come to my office, come and have this conversation,  
25 right?

1 CHAIRWOMAN REYES: Well, I think --

2 EXECUTIVE DIRECTOR RECKO: Ms. Biart  
3 come to my office, Ms. Richardson, come and talk  
4 about this. I will be glad to come and speak to you  
5 about this. All right? So come, and come together,  
6 come one at a time, I see you often. So I don't  
7 want you feeling like my staff is not responding. I  
8 meet with my managers once a week, all right? I  
9 would hope that my managers, and I will speak to  
10 them about this, that Debbie here would come to me  
11 at that meeting and say, Mr. Recko, there's a  
12 problem on the fifth floor, and we will be talking  
13 to the manager about this, because she should be  
14 bringing that up the chain.

15 Now, I would be surprised, and I don't  
16 know, you know, Frank's here, but I would be  
17 surprised if we're not taking action on that. If I  
18 sent somebody an eviction notice or notice to quit,  
19 I can't publicize that, right? I can't. And there  
20 is a certain legal process we have to go through.  
21 So understand that when you do come to us, we feel  
22 the same way, that you should not be living in that,  
23 and that we will take action.

24 And if we believe, for example, that  
25 our security guard should come to the fifth floor

1 more, we'll make sure that happens. We'll be glad  
2 to. But, again, on day-to-day basis, I haven't  
3 heard this. So please come to see me. I see you  
4 around here quite often as well, so please come  
5 again.

6 If we did, Ms. Biart, and I don't  
7 particularly remember it, please come again and see  
8 us. So, I mean, you've had your chance to talk,  
9 so...

10 VOICE: Yeah, but you know what, I know  
11 what you're saying, I understand that, but you know  
12 why I have to speak, because we have to let you know  
13 that the reason why we come here to complain,  
14 because we got everybody here as a witness to what  
15 we're going through. If I tell you and you forget,  
16 nobody else understands what we going through. But  
17 when we come to the meeting, here's where we air out  
18 our problem because we want to make sure that  
19 everybody here knows what's happening. And that  
20 this lady is writing everything down.

21 EXECUTIVE DIRECTOR RECKO: And what I'm  
22 asking is that you come to see me before you come  
23 here.

24 VOICE: Okay.

25 EXECUTIVE DIRECTOR RECKO: And if I

1 don't do anything, fine, right, but...

2 VOICE: I understand that. I agree  
3 with you there.

4 EXECUTIVE DIRECTOR RECKO: Please come  
5 and see me before that, please.

6 (Simultaneous crosstalk.)

7 CHAIRWOMAN REYES: Thank you.

8 EXECUTIVE DIRECTOR RECKO: I'm open.  
9 So please come to see us and we'll do everything we  
10 possibly can. And I would be able to talk to you  
11 and I would be then -- I would then have the  
12 manager, I would then know what notices have been  
13 sent, what haven't, I wouldn't be cold coming into  
14 this, right.

15 VOICE: Okay.

16 EXECUTIVE DIRECTOR RECKO: And it gives  
17 me more of an opportunity to work on it before it  
18 comes here. And I think you know me well enough  
19 that I'm -- if we know about this, we're going to  
20 work. We're going to try to make this happen.

21 VOICE: I know, Mr. Recko.

22 CHAIRWOMAN REYES: Thank you. I'm  
23 sorry.

24 Sure. Commissioner Sanford?

25 COMMISSIONER SANFORD: So I'm not

1 exactly familiar with what some of the members of  
2 the public just spoke about. I will say this, as a  
3 Commissioner of this Housing Authority, one who has  
4 been here quite a long time, the only Commissioner  
5 left that hired the Director, the concept of  
6 accountability is very important. And that  
7 accountability also extends to me, because I made  
8 the decision to vote for this Director.

9 I understand the feelings that the  
10 public have about the runaround that they are  
11 getting. And for a good amount of time, I've done  
12 what I can to hold this Director accountable, and I  
13 have been thwarted at every turn.

14 I appreciate members of the public  
15 expressing their support for me, and I ask you to  
16 stop because it's not worth it. I know what I'm  
17 doing. I have a job to do. If anybody is going to  
18 take the hits, I'm going to take those hits.

19 I don't live here, as I've been  
20 reminded many times. But you do. And it's your  
21 homes, it's your housing that's in jeopardy. And  
22 I'm going to keep fighting for it to make sure that  
23 you don't lose it. And I don't want anybody to lose  
24 their home over supporting me.

25 Thank you.

1                   CHAIRWOMAN REYES: Thank you,  
2 Commissioner Sanford.

3                   Any further questions? Concerns?

4                   Commissioners, anybody else have any  
5 questions? If not, we can move on to the Director's  
6 report.

7                   EXECUTIVE DIRECTOR RECKO: Thank you so  
8 much. After getting back from the holidays we've  
9 had a very busy January. I'm going into February.  
10 We've been working intensively on our Hoboken  
11 Housing Forward initiative and our project-based  
12 vouchers issue in the executive side.

13                   Again, we must remember that this is a  
14 step-by-step process, and the foundation is the most  
15 important part of this building.

16                   On the redevelopment front, we been  
17 working with the City on instituting the required  
18 environmental studies for our properties. We've had  
19 two group meetings with the City, including the City  
20 planning department, City consulting attorney, our  
21 attorney, HUD Washington representatives, field  
22 office representatives from HUD and HHA staff. We  
23 are working out those processes, responsibilities,  
24 and timings, because it's crucial that we get the  
25 environmental studies started quickly. We need that

1 as a base to do other applications with HUD, so  
2 we're working with the City staff on that.

3 Harold Fitzpatrick and our staff had  
4 our initial meetings with Reno and Cavanaugh, which  
5 is our redevelopment counsel. We are in the process  
6 of sharing information with them, bringing them up  
7 to speed on our redevelopment plans so far, and  
8 we've got a meeting scheduled with them for next  
9 week as our second meeting.

10 We are --

11 CHAIRWOMAN REYES: I'm just going to  
12 ask everyone, if you're going to have private  
13 conversations, you can step out into the hallway and  
14 have those. Thank you very much.

15 VOICE: I'm sorry. I was just asking  
16 about the public portion, did I miss that already?

17 CHAIRWOMAN REYES: Yes, you did.

18 VOICE: Okay. I'll wait till after.

19 Thank you.

20 CHAIRWOMAN REYES: You're welcome.

21 EXECUTIVE DIRECTOR RECKO: We are in  
22 process with the Enterprise HUD team in preparing  
23 that -- our fee for development partner, a draft is  
24 going on between us right now. So it's going to  
25 take a little, but the draft is getting there.

1                   The Enterprise HUD team has recommended  
2                   that I move up my schedule for hiring a -- for lack  
3                   of a better term right now -- a development  
4                   director.  Somebody that's going to be by our side.  
5                   The work is starting to increase exponentially on  
6                   these projects, and so we need -- I need a position,  
7                   whether we call it a modernization director,  
8                   coordinator, development coordinator, we'll figure  
9                   out, we're writing up that job description with the  
10                  help of the Enterprise HUD team on that.  So we're  
11                  going to be going out for that in the very near  
12                  future.

13                  We're continuing our regular meetings  
14                  with the Enterprise HUD/HHA team.  Our contract with  
15                  our consultant for future capital needs is  
16                  finalized.  We've had our first planning with them  
17                  and we're sharing information with that group.  The  
18                  Enterprise team and ourselves are working on our --  
19                  projecting our management needs for the future.  I  
20                  attach a current timeline with tasks that lead us to  
21                  groundbreaking on Phase 1 of our development.  
22                  That's Attachment A.  So that timeline will  
23                  obviously change depending on whether something gets  
24                  done sooner or later.  How fast we can get things  
25                  done, you'll see on that, that we've got our capital



1 fund studies, our environmental studies, our Board  
2 approval of Phase 1 developer partners, our RFP  
3 timeline, our approvals through HUD, our financial  
4 services consultant timeline, all the way leading to  
5 a groundbreaking, hopefully we can beat that. A  
6 groundbreaking on Phase 1 coming up towards the end  
7 of 2025.

8 So anything we can do a little quicker,  
9 we'd be glad to, but this has the input now of our  
10 team, which includes the HUD folks, the Enterprise  
11 Partners, our attorneys, everyone surrounding. So  
12 if anyone also would like a offbeat -- offline  
13 meeting on that, we'd be glad to go into that on  
14 depth because it's our best projection right now.  
15 And if you see at the top of it, it's version three,  
16 we've been going back and forth on it and making  
17 sure it's right, or at least as right as we can at  
18 this point.

19 Project based vouchers, my goal is to  
20 have that RFP for project based vouchers out right  
21 after the March Board meeting. We will be bringing  
22 a revision to our housing choice voucher admin plan  
23 to the Board in March.

24 But the major thing that we've been  
25 working on is on these VASH vouchers, veterans'

1 assistance vouchers. The state VA must be involved,  
2 they must be our partner on these, that's part of  
3 the condition of having these vouchers. We've been  
4 having a series of meetings with the state Veterans  
5 Administration, they want input, and I agree, you  
6 know, rightfully so, into our RFP on this. So we're  
7 somewhat at their mercy on their input into this,  
8 but we think that by next meeting, that right after  
9 that meeting, our goal -- my goal with them, and  
10 I've told them clearly, Harold, we want to be on the  
11 street right after the March meeting. And I think  
12 that's achievable because we've already got some  
13 drafts running around, fellow named Vic Karlson, so  
14 we're working at pushing that out the door.

15 We did have a finance committee that  
16 met this month with our fee accountant and HHA staff  
17 and the finance committee, and I'll give a brief,  
18 and then if Andrew wants to jump in or anyone else  
19 there. We reviewed last year's budget totals and  
20 projected expenditures for the current fiscal year  
21 we're in, which is fiscal year ending 9/30/2024.

22 The good, news there's no need to  
23 panic. We are going to get, we think, a reduction  
24 in HUD's funding, but we don't think it's going to  
25 stay at 87 percent, which is what it has been for

1 the past three months. But we have saved somewhat  
2 because our occupancy numbers are much higher. So  
3 as opposed to prior years, because we're at 96,  
4 97 percent occupancy, our income will be higher, so  
5 that's going to balance that up somewhat. We're  
6 also projecting a surplus next year, which will --  
7 this year, which will probably be enough by the  
8 reduction, but not to the point where we're going to  
9 go into the -- is it red or black, yeah, right,  
10 right, when we're in trouble. And our surplus --  
11 our surpluses are good.

12 So that's where we are. And, Andrew, I  
13 think we all walked away thinking, okay, we're  
14 solid, we can go from there. I don't want to put  
15 words in Andrew's mouth, but I think that was where  
16 we were when we left that finance committee meeting.  
17 So I don't know if Andrew has anything to say, if  
18 not I'll go on.

19 We continue to work closely with HPD  
20 and residents, and yes residents, we will go back  
21 and verbally -- we'll go back to the security about  
22 that. They can't be everywhere all the time, they  
23 just can't. They do walk the hallways.

24 COURT STENOGRAPHER: I'm sorry, I'm  
25 sorry, can you just repeat that because we had an

1 interruption. Sorry.

2 EXECUTIVE DIRECTOR RECKO: We do  
3 continue to work closely with the HPD and our  
4 security services. They do walk the halls, and I  
5 know if there's a problem, they do reach out to  
6 Frank on a regular basis. And they're giving him  
7 daily reports on what they find the night before.

8 On policy and outreach, we did say  
9 goodbye to Corinne Richmond on February 2nd, so  
10 Corinne is now -- we wish her the best. And the job  
11 posting for the public relations and policy position  
12 has been posted, and we've already met and talked  
13 about who's going to take over those duties till we  
14 get another person for that online.

15 I continue to meet with residents on a  
16 personal basis on our intake appointment system, and  
17 please use that, please come and see me. Again,  
18 we've met with 15 residents, so people can see me.  
19 Sometimes, I mean, I work by meetings, and my  
20 schedule is tight, we do a lot of meetings, but you  
21 will get to see me if you put in an intake, or call  
22 me on my cell phone and I'll schedule that with you  
23 personally. Okay?

24 Housing for Hoboken met on  
25 January 23rd, they were brought up to speed on all

1 of our housing -- on housing -- Hoboken Housing  
2 Forward initiatives that I just went over, so  
3 they're completely brought up to speed.

4 Our special capital projects, our main  
5 entrance gate and courtyard at Harrison is under  
6 design, and our goal is to have this bid over the  
7 winter, ready for spring work. So we'll get that  
8 bid over the winter and be ready for spring.

9 Security camera installation, we've  
10 rebid this project, and when we get there, we will  
11 explain why we had to delay acceptance. Same with  
12 the courtyard paving replacement that we expect to  
13 have this bid over the winter and ready for spring,  
14 and the hallway and stairwell refurbishment, when we  
15 get to those particular resolutions we'll be going  
16 over why, as well as when we get to the resolution  
17 on the vehicle, we'll go in-depth on that.

18 We have defensible space funding --  
19 fencing under design behind our buildings from 208  
20 to 400 Marshall. This will be bid along with the  
21 Courtyard gate replacement. So although we could do  
22 that a little earlier spring, that's spring work, so  
23 we're going to bid those together because there's  
24 some cost savings in doing that together.

25 The emergency generator work at

1 Christopher Columbus and Adams, good news, the  
2 generators finally got here. You've been hearing  
3 this month to month. They're in, they're mounted,  
4 and they're going through the final hookups now with  
5 inspections and all of that. So yay, finally.

6 Boilers at 655 6th Street, 501  
7 Marshall, 540 Marshall, and 320 Marshall are in  
8 punch list status. They're up and running, but  
9 they're being inspected for contract close-out.  
10 Monroe boiler replacement is in process. Materials  
11 have been ordered and they're coming in.

12 A repaving at Monroe Gardens parking  
13 lot is in front of you tonight. Yay. So we're  
14 going to get rid of some puddles out there, right?  
15 Okay. But, unfortunately, it's going to be spring  
16 work, they can't do that until spring.

17 VOICE: I was just (unintelligible)  
18 going around.

19 (Simultaneous crosstalk.)

20 EXECUTIVE DIRECTOR RECKO: And we can  
21 work on that one together, I'd go glad. Do you know  
22 how much of a flower fan I am? I don't know if you  
23 know, me and Frank are gardeners so bring them out.

24 VOICE: What happened to all the  
25 flowers?

1 (Simultaneous crosstalk.)  
2 EXECUTIVE DIRECTOR RECKO: Let's do it.  
3 VOICE: We want flowers like Adams.  
4 EXECUTIVE DIRECTOR RECKO: Let's do it,  
5 let's do it.  
6 VOICE: We got enough water for a pool,  
7 we don't need no --  
8 EXECUTIVE DIRECTOR RECKO: Sounds good.  
9 (Simultaneous crosstalk.)  
10 EXECUTIVE DIRECTOR RECKO: We've  
11 developing a scope of work for the sidewalk repair  
12 and ponding remediation over at 655 6th Street.  
13 This will also be spring work along with the  
14 flowers.  
15 On management, we've got these, this new  
16 HOTMA regulations that we have to institute before,  
17 actually, the end of our fiscal year. I was a  
18 little bit misleading. We've got to do it by  
19 10/1/25. This would involve extensive policy  
20 revisions. We're working on that now, training  
21 staff.  
22 COMMISSIONER RUSSO: Director, you said  
23 10/1/25 or 10/1/24?  
24 EXECUTIVE DIRECTOR RECKO: 24. Sorry,  
25 24. Thank you.

1                   Staff is attending training. This is  
2 the largest chain residential rent calculation  
3 occupancy system in years. We've done a  
4 presentation at the resident counsel meetings here  
5 and my meet and greets, and we'll do more  
6 presentations on that as we move forward to that.  
7 That makes some changes in how much a resident could  
8 have in savings -- good changes, by the way -- how  
9 much a resident can claim for health benefits, that  
10 type of thing. So that's coming from HUD. We have  
11 no choice.

12                   But the only reason this has been  
13 delayed so long -- well, first of all, it was HUD  
14 and now it's in order to implement this we have to  
15 reprogram our software, and this is national, all  
16 housing authorities are implementing over a period  
17 of months, because all of the software companies,  
18 including our own have, to change their whole  
19 software system because of this. So it's coming  
20 along.

21                   Parking registration initiative  
22 continues. We thank all the families that have  
23 registered their vehicles, and we know it's not  
24 perfect but keep in touch with us on it, we'll  
25 continue to enforce it as much as we possibly can.



1 And I think you'll see some of those changes coming  
2 in the coming year.

3 I just want to remind everybody that  
4 any vehicle that is parked in the street no parking  
5 zones with the yellow lines is subject to being  
6 towed. Any vehicle that has no sticker or is  
7 abandoned is subject to towing. And we are towing.  
8 We continue to tow. Any vehicle without a current  
9 sticker is subject to tow, and only the appropriate  
10 resident's vehicle may be parked in a reserved spot.  
11 So we will continue to, and please feel free to,  
12 don't give up, call us, we'll make sure they get --  
13 and, also, we are going to talk to our management  
14 during special events, maybe to have a little more  
15 survey of our lots to make sure people do that.

16 Attachment B is our management,  
17 Attachment B, C, and D is -- and E are management  
18 reports, and I'd like to introduce Frank Merchand,  
19 our director of management on those.

20 MR. MERCHAND: Frank Merchand. Yes, so  
21 we continue to hold the line at 96 for public  
22 housing. We had a really good month. I thank  
23 everybody that worked hard on it, from assignment to  
24 getting the apartments ready to lease-ups, we had a  
25 total of 15 new lease-ups and 6 transfers, so that's

1 21 newly finished apartments that families moved  
2 into in total, right? We did have 6 move-outs, or  
3 else we would have hit that 97 mark in public  
4 housing, which holding 96 is good, but we want to  
5 get to 98. And I already know that from what's on  
6 the books we're already inching up towards that.  
7 There's units that are being worked on currently  
8 that are already assigned to families that have  
9 already been screened, so as soon as those units are  
10 ready, they'll be occupied.

11 We -- on this report we have 136  
12 families in repayments, okay. Unfortunately, part  
13 of the repayment agreement is, you know, you have to  
14 stay current on the repayment. Sometimes the  
15 repayment was not maintained, and once the repayment  
16 agreement is defaulted we do have to then cancel it.  
17 As of this report, which is a couple of days ago, we  
18 had 136. Today we did cancel, I believe, 38  
19 repayments that had been overdue for more than a  
20 month and a half, or more than 30 days.

21 So now what we are going to offer, and  
22 what we want folks to do, is if you -- we will offer  
23 you a final second chance. We are in the process,  
24 we're working with our attorneys to go to court, but  
25 because there is a little delay, that delay is

1 something that it can benefit our residents because  
2 it gives them an opportunity to -- listen, we  
3 don't -- we don't want to get to court, we want to  
4 enter into repayments that are working.

5 Now, what that number represents, that  
6 136, is going to -- is about 36 percent of those  
7 families are behind. But rather than focusing on  
8 that, we do have 64 percent of those families who  
9 have been making payments monthly and have increased  
10 the bottom line, at least by between 12 and \$15,000  
11 a month, which doesn't cover the hole that we're in,  
12 but it starts the process of healing, right? And  
13 accountability and getting families to feel --  
14 because I understand sometimes whenever we find  
15 ourselves in situations, it's something that we take  
16 to sleep, we can't sleep at night and we're worried  
17 about it, and just getting families at that point  
18 where they are in a repayment, that they are  
19 current, and feeling that will certainly go a long  
20 way for that.

21 COMMISSIONER RUSSO: Frank, could I  
22 interrupt you one second?

23 MR. MERCHAND: Yes.

24 COMMISSIONER RUSSO: And I know we  
25 can't do this in a mandatory fashion, but in these

1           conversations with the repayment agreements, are we  
2           asking the tenants to do an automatic withdrawal for  
3           their rents? Is it something that we're pushing, is  
4           it something that we're urging our residents to do  
5           that so that they don't fall into this position  
6           where they're defaulting on the repayment agreement  
7           and then having to kind of start all over again?

8                       MR. MERCHAND: Yeah, and that is an  
9           awesome -- and I believe you had brought this up in  
10          the past.

11                      COMMISSIONER RUSSO: I had.

12                      MR. MERCHAND: And this is something  
13          that we are looking to implement. So right now  
14          we're in the process of switching contractor -- not  
15          us, but our software company is. We use a company  
16          called Stacks, that is who the third party was who  
17          did the check processing. It wasn't working out for  
18          PHA, and it wasn't working out for the Housing  
19          Authority, so they have let them go, and the new  
20          system goes into effect March 15th.

21                      COMMISSIONER RUSSO: Okay.

22                      MR. MERCHAND: Coincidentally, with  
23          that we are already at the point that we have  
24          already have now the forms so we will be enter into  
25          a direct debit with families. We did most of the

1 work, there was a few items that we were working  
2 through still, but nothing that can't be pushed  
3 between now and March 15th, which would not only  
4 allow families to enter into direct debit  
5 agreements, kind of like we pay bills, but we can  
6 then make that a mandatory part of your repayment  
7 agreement.

8 So we are working towards that. What  
9 is not allowing us in this particular moment is the  
10 actual software part of it, but my March 15th, A,  
11 our portal will be back up, it's open now, it's  
12 going to close at the end of February, it will be  
13 closed for two weeks, and on March 15th it opens up  
14 with the new company. So our hope is that the new  
15 company works out a lot better.

16 And just to give you guys a little  
17 color on that, what it was, it was the way that it  
18 was working behind the seeing from when a person  
19 paid to the point when the Housing Authority got the  
20 money, the lag was too big, there was not enough,  
21 and it was causing to show kind of like late  
22 payments in the Housing Authority software. So  
23 that's what that was. But --

24 COMMISSIONER RUSSO: And I'm sorry,  
25 Frank.

1                   Just from a legal perspective, Harold,  
2                   where we're covered in kind of pushing that into  
3                   those EFTs or those automatic debits, right, in  
4                   those repayment agreements? Because I know  
5                   there's -- I know there's some state laws that --

6                   ATTORNEY H. FITZPATRICK: No, you're  
7                   absolutely right, it's legal to encourage it.

8                   COMMISSIONER RUSSO: Right.

9                   ATTORNEY H. FITZPATRICK: It can be  
10                  done under the system.

11                  COMMISSIONER RUSSO: Right.

12                  ATTORNEY H. FITZPATRICK: We cannot  
13                  require it.

14                  COMMISSIONER RUSSO: Correct, correct.

15                  ATTORNEY H. FITZPATRICK: You're  
16                  absolutely right.

17                  COMMISSIONER RUSSO: Would there -- and  
18                  I'm sorry, I'm going off on a tangent -- but in a  
19                  situation where it gets to court, can a judge  
20                  mandate that?

21                  ATTORNEY H. FITZPATRICK: No.

22                  COMMISSIONER RUSSO: They can't.

23                  ATTORNEY H. FITZPATRICK: There's a  
24                  specific state legal legislative position --

25                  COMMISSIONER RUSSO: Got you.

1                   ATTORNEY H. FITZPATRICK: -- that says  
2                   you cannot mandate it, he wouldn't be able to  
3                   either.

4                   COMMISSIONER RUSSO: Okay. Thank you.

5                   CHAIRWOMAN REYES: Thank you.

6                   COMMISSIONER RUSSO: Sorry.

7                   ATTORNEY H. FITZPATRICK: It's a great  
8                   try, and I wonder whether or not we could try to  
9                   convince somebody that if we're litigating a  
10                  repayment agreement issue, it could be added, and we  
11                  have considered that when we get to that point. But  
12                  as a general principal, we can encourage  
13                  volunteering as much as possible, but we can't  
14                  mandate.

15                  COMMISSIONER RUSSO: Okay. Thank you.

16                  MR. MERCHAND: Unfortunately, with  
17                  direct debit also, the money has to be in the bank,  
18                  so that doesn't really solve the issue if we have  
19                  direct debit and there's no money in the account,  
20                  but more importantly, as we now are in court, when  
21                  someone does enter into a court-ordered repayment  
22                  agreement, which is different than our court -- our  
23                  repayment agreement, then there will be a fast track  
24                  after that point to, you know, to kind of close the  
25                  case. And, unfortunately, at that point the minute

1           that someone does default, you, I believe it's in a  
2           matter of three to five days we can go right back,  
3           and then we don't have to go through the whole  
4           process, it was just going to --

5                        COMMISSIONER RUSSO:   Okay.

6                        EXECUTIVE DIRECTOR RECKO:   You get  
7           possession of the unit.

8                        MR. MERCHAND:   So that's that.   And the  
9           other thing I did want to talk to everybody about  
10          was I do understand that as we are getting fully  
11          occupied, it's awesome, but fully occupied also  
12          means a lot more difficulty with transfers.   So I  
13          want everyone to be cognizant of that, that as we  
14          are going through the process of, like the director  
15          said, we meet with, you know, 10 to 15 families per  
16          month, the bulk of these conversations do have to do  
17          with either transfers or that sort of nature.

18                       And as we do get fully leased up, it  
19          becomes harder and harder because now there isn't a  
20          place to move to, right?   We have done an incredible  
21          job in the last year, over 70 transfers happened in  
22          '23, 70.   We more than what we had allocated or  
23          hoped for because we do have to maintain a three to  
24          one formula, which is what we are aiming for, three  
25          lease-ups per one.



1                   But circumstances happen. Real life  
2 happens. And as we're going through that, whether  
3 it's apartment conditions, family situations, or  
4 whatnot, then we are pushing and have made the  
5 transfers.

6                   On the other side, what that means is  
7 that those 70 people who transferred, those are 70  
8 apartments that were refurbished, so they're in  
9 pretty good shape. Plus all the lease-ups, right?  
10 So that keeps tightening, and it keeps getting  
11 better and better.

12                   As far as we continue the conversation  
13 about the parking. And right now I do know that the  
14 hot button for everyone is the dogs, and it's  
15 something that we have to get to the point where we  
16 can -- we can even talk about, you know, I was going  
17 through the smoking policy, and I know that they're  
18 complaining about the smoke. And one of the things  
19 is in our smoking policy right now, it says that if  
20 you are caught smoking in your unit, we could charge  
21 you \$50, and that if it's three times, we can move  
22 to a notice to quit. That's on our policy right  
23 now. It hasn't been enforced and we haven't pushed  
24 on it, so -- but because at every step, right, the  
25 first step was let's get these apartments, let's get

1 the vacancies under control let's get the parking  
2 under control.

3 So as we tighten up, and now we're able  
4 to point to the things that might not seem as  
5 important as a vacancy but do affect the quality of  
6 life of our residents, which is people smoking and  
7 their dogs. So now this year, '24 is going to be  
8 the year of the tenancy and the quality of life. So  
9 what we're pushing go is for quality of life.

10 I would like to also put it on the  
11 table that I would love it if we can make it so that  
12 if families who have a dog and they let their dog  
13 outside, either without leash or the dig poops, that  
14 they would be able to kind of fall with that  
15 50-dollar fine. If you can't clean up after  
16 yourself, we'll gladly clean up for you for \$50. I  
17 don't want to clean up after you for \$50, but if --  
18 so that's a -- more of a conversation that if we can  
19 fashion something and bring it to you guys for  
20 approval, I think that would give us the tool to be  
21 able to say to people with dogs, listen, I don't  
22 need to talk to you, I don't need the managers  
23 getting into confrontation, all I want -- all I need  
24 to see you is on camera doing it, and you're going  
25 to receive that \$50 once, twice, three times, and

1 we're in court. We don't want to do that, we just  
2 want you to pick up after your dog.

3 And I do know that there are a handful  
4 of people that make it really bad for everybody.  
5 It's not all the dog owners. It's not -- and it's  
6 not all the time. But those few that are making  
7 these things, are making it really tough for people.  
8 I have worked with Cheryl, and I do understand her  
9 frustration. And I know that the fifth floor is  
10 something that, you know, we are -- we are kind  
11 of -- this is a mental health issue that we have  
12 across the country, and this has become the hardest  
13 part for us to enforce, and what's happening.

14 And I just want everybody to remember  
15 that as we are all going through it, you know, some  
16 people have obvious mental health problems. But  
17 just because someone doesn't have obvious mental  
18 health problems, we can all start to get them and  
19 start to get affected by what we are entitled to  
20 deal with everyday. So we are -- we are as  
21 frustrated as you are, and I promise you that we are  
22 working on it.

23 The law isn't as quick as we are used  
24 to because we're in an age of instant gratification  
25 with our phones and everything. The law works a

1 little bit slower, but it's intended that way  
2 because that's what makes it fair. So we are  
3 fighting for you.

4 But to the director's point, the more  
5 intakes, not -- and I know you spoke to him, right,  
6 but as an intake so that like he said, that we can  
7 have the manager, we can have all the people work  
8 and address concerns in real time and then still  
9 come here. So but we are looking to make some  
10 changes in the short -- in the near future that I  
11 think is going to help address some of these things,  
12 and it's just a matter of a fresh perspective from  
13 management side.

14 And I do believe that everyone sitting  
15 at that table right now, it's a hard job that we're  
16 with, and when things happen like what happened in  
17 NYCHA, which is disgusting, and it makes our very  
18 hard job for us even harder, I want to let you guys  
19 know that I'm behind you guys. Even though  
20 sometimes people are going to throw dirt at us for  
21 no reason, that's okay, we know what we're doing,  
22 and as long as we are doing it for the right reasons  
23 and right, we will always be okay, in spite of what  
24 people come up here at this microphone and are  
25 allowed to say about us, that's okay. And, you

1 know, to stand here and record in my face, you know,  
2 that's disrespectful, but that's okay.

3 But we are here and we will give, not  
4 only that person but anybody, we will give you the  
5 fair ear every single time.

6 CHAIRWOMAN REYES: Thank you, Frank. I  
7 appreciate it.

8 COMMISSIONER RUSSO: Director?

9 CHAIRWOMAN REYES: Go ahead.

10 COMMISSIONER RUSSO: Chair, if I may?  
11 So, Director, the one thing I just want  
12 to --

13 CHAIRWOMAN REYES: Excuse me.

14 VOICE: I'm saying we got facts.

15 CHAIRWOMAN REYES: Okay. Excuse me.  
16 We are not yelling, and if you continue I have no  
17 problem asking them to remove you.

18 VOICE: Okay. And I --

19 CHAIRWOMAN REYES: We're not doing  
20 this. We're not doing this. During -- public  
21 portion is now over, Patricia.

22 VOICE: All right, all right.

23 CHAIRWOMAN REYES: Thank you.

24 VOICE: Okay.

25 COMMISSIONER RUSSO: The one thing that

1 I do want to say is, at least since I'm back on this  
2 Board, I think we've started to accomplish some of  
3 these bigger ticket items that we've really been  
4 pushing to, right, occupancy being one of them.  
5 Trying to figure out what our software looks like.  
6 And we're getting to a point where we're either  
7 there or we're right there. What I would ask this  
8 year, right, is to start working on some of these  
9 smaller ticket items, at least in the grand scheme  
10 of things, on parallel tracks, right?

11 I think when we talk about these big  
12 items, I think it's very important that we stay very  
13 focused on them to achieve the goal. I think now  
14 that we're getting to a point where we're starting  
15 to now hone in on some of the smaller stuff in the  
16 scheme of things, I think we can run on parallel  
17 tracks and accomplish two, three, maybe even four of  
18 those things at once. And I think that will help  
19 with the overall sentiment that we heard tonight of  
20 the frustration of our residents, right.

21 We know that we're never going to make  
22 the current units to the standard that our residents  
23 deserve, that's why we're going through the process  
24 we're going through and trying to rebuild new units  
25 for our residents. We understand that. But they

1 still have to live here until we get to that point.  
2 So it's going to be really important for us, as all  
3 of us, right, including Commissioners, to give you  
4 whatever tools you need to make sure we're running  
5 on those parallel tracks and really accomplishing  
6 all the things that we can within that time frame.

7 So it's just something I wanted to, you  
8 know, personally say to all of you and to the  
9 residents. I think that's really where we need to  
10 focus this year. We still got big stuff to do, but  
11 at least we're in a position where that big stuff is  
12 on track. Now I think we get to, especially from  
13 the day-to-day operations, right, that's all of you,  
14 we can now tackle some of these other things. And I  
15 think it's important that we try to do that.

16 So just my two cents on it, and I hope  
17 that we're able to achieve that.

18 EXECUTIVE DIRECTOR RECKO: I couldn't  
19 agree with you more, Councilman, and we appreciate  
20 that. We've made incredible progress, I think, for  
21 the past five years. But it's funny because in our  
22 staff meeting the other day we already declared it  
23 the year of the dog without looking at the Chinese  
24 calendar, because -- and I understand Ms. Biart's  
25 issue with parking, but we've made incredible

1 progress this year in parking, and we're going to  
2 make some more this year. We're got some things  
3 coming out with reserved spots across the board.

4 But I think that in our goals and  
5 objectives with my staff, which I'll probably be  
6 able to share with you, I hope, next month, that the  
7 pet policy was big, quality of life was big. I  
8 think those tracks have to keep going. We're going  
9 to have residents that we continue to want to serve.

10 I just want to say this again, my staff  
11 and I are professional housing folks that have  
12 dedicated our lives to this, and we are incredibly  
13 persnickety about honesty. We work with our lawyer,  
14 our attorney, our counsel, at all times to make sure  
15 that all of what we do are passed through New Jersey  
16 law, federal law, bidding laws. When you see a  
17 contract for approval come here, we've probably put  
18 20 hours of work into that resolution, between  
19 getting the bids, making sure they're right, making  
20 sure they're bid legally, making sure that our  
21 attorneys have reviewed them before they ever come  
22 here, making sure that they've looked at us, making  
23 sure they've made sure that these are honest bidding  
24 procedures.

25 And I want to assure everyone, of



1 course, we're not perfect, but we really take this  
2 seriously. We've dedicated our lives to this, and  
3 we will continue to do that into the future because  
4 I think right now I've got the best staff I've ever  
5 had, so -- anywhere. So thank you.

6 CHAIRWOMAN REYES: Thank you, Director.

7 COMMISSIONER SANFORD: Director, what  
8 did you mean by that? Director, what did you mean  
9 by "year of the dog"?

10 EXECUTIVE DIRECTOR RECKO: That we're  
11 going to be focusing on pets. Pets. Dogs. We've  
12 got dog issues. We've got dog issues, correct?  
13 We've got dog issues, and some folks --

14 COMMISSIONER SANFORD: Well, I happen  
15 to be of Chinese ancestry, and I do celebrate the  
16 Chinese New Year.

17 EXECUTIVE DIRECTOR RECKO: That's  
18 great.

19 COMMISSIONER SANFORD: And I would  
20 appreciate if it's not mentioned in the  
21 prerogative -- derogative way.

22 EXECUTIVE DIRECTOR RECKO: Oh, I  
23 thought that was in a positive way, but I'm so sorry  
24 for that. Then I'll take that back.

25 COMMISSIONER SANFORD: I've had

1 Commissioners tell me I don't look Asian enough to  
2 be up here.

3 CHAIRWOMAN REYES: That's not --

4 COMMISSIONER SANFORD: I'm very  
5 sensitive about it --

6 CHAIRWOMAN REYES: Okay. He has --

7 COMMISSIONER SANFORD: None of you,  
8 none of you. Past Commissioners have, so I'm a  
9 little sensitive about this.

10 CHAIRWOMAN REYES: Okay.

11 EXECUTIVE DIRECTOR RECKO: Well, I  
12 apologize, and I'll take that back.

13 COMMISSIONER SANFORD: Thank you.

14 EXECUTIVE DIRECTOR RECKO: I won't use  
15 that term again. Any time. So thank you.

16 Lastly, on management, we do expect to  
17 be reopening our waitlists for all unit sizes in the  
18 very near future. This will entail a Board approval  
19 from you next time, and we think we're ready to open  
20 them back up. We'll also be coming to you to open  
21 up our housing choice voucher waitlist.

22 COMMISSIONER RUSSO: And, Director,  
23 could I add this is with the new rules of a Hoboken  
24 preference first.

25 EXECUTIVE DIRECTOR RECKO: Correct,

1 correct. Absolutely, absolutely positively.

2 COMMISSIONER RUSSO: We hope. We went  
3 crazy to make sure that was back in.

4 EXECUTIVE DIRECTOR RECKO: No,  
5 absolutely, it's there.

6 COMMISSIONER RUSSO: I apologize for  
7 interrupting.

8 EXECUTIVE DIRECTOR RECKO: No, no.  
9 Thank you for mentioning that. I'd have mentioned  
10 it too.

11 Our maintenance report, our able team  
12 of Jackie and Sammy are leading our maintenance  
13 department. We continue to accept applications for  
14 part-time building maintenance workers and full-time  
15 mechanics. We ask, again, if you've got an issue,  
16 please call it in to your manager, to maintenance.  
17 We will respond. We're -- respectfully, we can do  
18 it faster than calling it into a Commissioner or a  
19 Councilperson. We can make this happen for you.

20 We continue to meet with City  
21 representatives to coordinate activities to improve  
22 our trash collection and recycling. So we're  
23 looking at a new trash collecting system, to get rid  
24 of the Dumpsters, to have a -- have something that  
25 closes solid. We've found the products, worked with

1 the City. Of course, we have to think of how is the  
2 City going to pick up that trash now rather than  
3 just a Dumpster thing, so we're working with City  
4 staff, they're being have responsive on working  
5 through our issues with that. Not a small task, but  
6 it's important, because right now the Dumpsters are  
7 a rodent playground.

8 CHAIRWOMAN REYES: They are.

9 EXECUTIVE DIRECTOR RECKO: They are.

10 And that is the technology we have right now. So.

11 VOICE: Oh, you talking about the cats?

12 EXECUTIVE DIRECTOR RECKO: You know, we  
13 continue to work on special emergency repairs. We  
14 experienced a major break of city water line on  
15 January 21st. Thank you all of those residents that  
16 lived through that and dealt with that, and thank  
17 you to our staff, Sammy Fermaint, our boiler crew,  
18 Greg Weglinski and Louie Depron, that spent hours.  
19 You do not know how frightening it is when our water  
20 is down for a boiler systems, right. They kept the  
21 heat on to all of our units through that entire  
22 time, through that entire time. They did a  
23 tremendous job making sure that works. They  
24 didn't -- they did that job protecting our property.  
25 I would be remiss if I didn't give that special

1 thanks to the City OEM operation, they were in touch  
2 with us immediately, the lead by Ken Ferrante, and  
3 expediting all repairs quickly and efficiently.  
4 And, again, it was a city water line, but, of  
5 course, our residents were involved, so we were  
6 on-site that entire time. I don't think Sammy is  
7 getting much sleep these days.

8 This month we had two situations which  
9 I authorized emergency responses. If you remember  
10 our storms that came through, tons of rain, a lot of  
11 rain, right, a lot of wind blowing, a lot of rain.  
12 We had two major places where rain was infiltrating  
13 into our living units due to deteriorated brick  
14 pointing at the top of the building. It wasn't the  
15 roof, it was the actual pointing on the side of the  
16 buildings. The rain was being blown into the units  
17 through the brick structures, so it needed an  
18 emergency response. We couldn't wait around for  
19 those. And you'll see, I think we got a fair price  
20 and a good job on it.

21 In addition, we have had -- experienced  
22 a number of major sewer line blockages this month.  
23 Winter has set in, holidays, grease down the drains  
24 issues, then it gets cold, that grease coagulates.  
25 So we've been out there with our drain cleaning

1 crews. And we actually had one sewer line this past  
2 week that cracked wide open, and, again, Sammy was  
3 there all night.

4 I've got some attachments for you to  
5 ask any questions, a boiler room report by Greg,  
6 major maintenance plumbing projects provided by  
7 Sammy, maintenance unit repair that falls under  
8 Jackie's purview.

9 Finance reports, finance is boring on  
10 the HMFA billing for project closeout. This is so  
11 old, right. This is the roofs, the elevators, brick  
12 pointing in many places, all that work we did with  
13 the HMFA project, 12 million?

14 ATTORNEY H. FITZPATRICK: Thirteen and  
15 a half.

16 EXECUTIVE DIRECTOR RECKO: Thirteen and  
17 a half million, right? That work is completed. We  
18 met with HMFA last week, they're going to send us a  
19 final checklist. They assure us that it's going to  
20 be a fairly small checklist to close these out.  
21 They also agreed, and we were dancing down the  
22 hallway, that if you remember this is a forgivable  
23 loan, 20 percent per year. Well, it's been long  
24 enough now that in March of 2025, that fifth year  
25 expires. So that money that we spent, I think, so

1 well and wisely on our buildings, on our elevators,  
2 all of that relocation, all of that elevator work,  
3 will be paid off. Zero. Without us ever spent a  
4 dollar on that. In March of 2025. So basically a  
5 year from now. Now we only owe 20 percent of that  
6 13 million, and in one more year that will be  
7 completely wiped out. So yes, absolutely.

8 Year-end closing for the 2023 audit  
9 through finance, the housing choice voucher budgets  
10 to get ready for those RFPs, and the RFPs and RFQs  
11 through finance.

12 I am excited to have our proposal for  
13 agreements for Resident Service Providers in front  
14 of you tonight, and we can talk about that more when  
15 it comes up, but the Resident Services Committee is  
16 recommending approval of seven of the nine that came  
17 in. The other two are by no means said no to, but  
18 more information that we have asked them to bring to  
19 us, and I would expect that next month we'll be back  
20 for final approval on that.

21 Special note on March 8th at  
22 1:00 o'clock p.m., we plan on having a dedication  
23 ceremony at 411 Marshall Community Center dedicating  
24 that center in the memory of Ms. Annie Forbes. So  
25 we look forward to that day. We have worked with

1 the Forbes family in planning the event, and we will  
2 have a special invitation going out on that in the  
3 very near future.

4 And one thing -- what's that?

5 COMMISSIONER RUSSO: That's a Friday,  
6 right?

7 EXECUTIVE DIRECTOR RECKO: Yes, that's  
8 a Friday at 1:00 o'clock. We did have a -- what I  
9 think was a very productive and lively RAD Board  
10 meeting this month. We are working on what we think  
11 is a final draft of new bylaws for the RAD Board,  
12 and, of course, the rules for bingo and community  
13 room use. So we are actively working on those with  
14 the RAD Board.

15 And having said that, I'll turn it over  
16 to Mr. Daniel to tell us what's up and coming on  
17 resident services.

18 MR. PEREZ: Hey, everyone. So I want  
19 to echo Mr. Recko's mention of the Resident Services  
20 Program providers. We welcome back long serving  
21 providers of the Hoboken Housing Authority, Amazing  
22 Truth Society, Community Lifestyles, HOPES, True  
23 Mentors, right. And then we also have new  
24 submission this year, which is an organization  
25 called Strong Minds of America, and this



1 organization is great because it's going to provide  
2 Housing Authority with the tools that we need in  
3 order to be able to serve our residents wisely by  
4 providing the mental health support our residents  
5 need. Not just are going to be able to target the  
6 16 to 25 youth, but also seniors as well to be able  
7 to assist them with the support groups that they  
8 need and the experts that will be able to provide  
9 the workshops and the mental health counseling. So  
10 I'm really excited about this new program provider  
11 that's coming to the Hoboken Housing Authority. And  
12 it's one of the providers that we are considering  
13 for tonight.

14 And Team Wilderness, this is their  
15 second year, right, that they have submitted a  
16 proposal. There were here last week in an info  
17 session for our youth, 12 to 18. They provide  
18 unique outdoor experiences.

19 So last week with their info session,  
20 they wanted to promote two trips that they have, a  
21 snow tubing trip on the 11th of this month and also  
22 on the 25th. So they still have five spots left, so  
23 if any grandma or grandpa or mom or dad that is here  
24 that has a 12-year-old to 18 that is interested on a  
25 free snow tubing trip, please contact me, and I'll

1 be able to connect you with the Team Wilderness, so  
2 that way your families can enjoy that trip. So we  
3 still have five spots left for the February 11th  
4 trip and 12 spots for the trip on the 25th.

5 You know, also, we have been in  
6 conversation with the City of Hoboken and the Act  
7 Now Foundation, right. And we have already planned  
8 a number of lunch and learn workshops at Fox Hill.  
9 We're going to talk about mental health,  
10 Alzheimer's, as well as general health and wellness.  
11 So those are planned beginning in March.

12 Additionally, we had an amazing meeting  
13 with Ally and Natalie from the Hoboken Public  
14 Library. We have a huge number of huge events  
15 planned for our seniors, right, from memory cafes,  
16 which are going to be held at Fox Hill, to a number  
17 of tech workshops that are going to teach our  
18 seniors how to connect and use their, you know,  
19 their different devices, connect them to the Hoboken  
20 public library resources, so that way they're able  
21 to enjoy all of the free music and movies and books  
22 and magazines that the library offers.

23 Additionally we're going to have also  
24 lunch and learn workshops focusing on health, right.  
25 We are also going to touch on mental health for

1 Adams and Monroe, in addition to diet and exercise,  
2 and also social, creating social connections.

3 So we have a lot of activities that  
4 we're working on this year, connected with the City  
5 of Hoboken as well, working with Ruben Ramos on the  
6 June 1st Southwest Festival, so we're really excited  
7 for that event.

8 So we have a lot of events and programs  
9 and services and resources ready to be brought to  
10 our community order us to be able improve the  
11 quality of life for all of our residents. So really  
12 excited for this year for all of the program  
13 providers that are bringing you services, the City  
14 of Hoboken, and all of our partners that are working  
15 with us to really develop this community.

16 Thank you so much.

17 Oh, my apologies. One more thing. So  
18 I did hear about the issue with the parking,  
19 especially in this building, so we already spoke  
20 with the manager around January 26th, and we have  
21 asked all of our program providers that when they  
22 please come to this building, and also Adams, which  
23 is very difficult for parking, to please not park on  
24 the resident spots.

25 VOICE: Thank you.

1 MR. PEREZ: So we have already  
2 addressed that. And because we value our residents,  
3 we know that when you come, you want your parking,  
4 you come from the doctor, you come from grocery  
5 shopping, so we want to ensure that our providers  
6 are able to provide you a service, but at the same  
7 time not disturb the parking.

8 So thank you so much.

9 CHAIRWOMAN REYES: Sure. Commissioner  
10 Russo?

11 COMMISSIONER RUSSO: Danny, just a  
12 quick -- Danny, just a quick note.

13 MR. PEREZ: My apologies.

14 COMMISSIONER RUSSO: No, that's all  
15 right.

16 Actually, a member of the Boys and  
17 Girls Club Board reached out to me, and they're  
18 instituting a program this year, and I don't have  
19 all the details, but I would like to hook you guys  
20 up. It's a Money Matters program for our youth. So  
21 it's basically teaching children how to kind of deal  
22 with their money, managing their money, things like  
23 that. So I think it would be a really cool program  
24 to start instituting. So I definitely want to get  
25 you guys together.

1 MR. PEREZ: Beautiful.

2 COMMISSIONER RUSSO: All right. I'll  
3 hook up with you offline and we'll figure it out.

4 MR. PEREZ: Thank you so much.

5 COMMISSIONER RUSSO: Thank you.

6 CHAIRWOMAN REYES: Thank you, Danny.

7 EXECUTIVE DIRECTOR RECKO: And that  
8 ends my report.

9 CHAIRWOMAN REYES: Thank you.

10 Questions? Concerns? Any

11 Commissioners? No, okay.

12 \*\*\*\*\*

13

14

15

16

17

18

19

20

21

22

23

24

25

1 RESOLUTION NO. 2024-02.01

2 CHAIRWOMAN REYES: So Resolution

3 No. 2024-02.01.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to approve the meeting  
6 minutes for January 11, 2024, regular board meeting  
7 as revised.

8 COMMISSIONER RUSSO: Motion.

9 COMMISSIONER SEITZMAN: Motion --  
10 second.

11 CHAIRWOMAN REYES: Okay. Thank you.  
12 Questions? Concerns?  
13 Director?

14 EXECUTIVE DIRECTOR RECKO: Anthony  
15 Forbes?

16 COMMISSIONER SANFORD: I'm sorry.  
17 Earlier today there was an e-mail --

18 COURT STENOGRAPHER: I'm sorry. I'm  
19 just having a problem hearing you.

20 COMMISSIONER SANFORD: Sure.

21 So my question is: What was the change  
22 that happened earlier today with the e-mail of the  
23 revised, what was different from the previous  
24 version?

25 EXECUTIVE DIRECTOR RECKO: Sure. If

1           you want to look at the last page -- no, I'm sorry,  
2           the second, second-to-last page of the minutes of  
3           that 2024-01.02-A, and this is the resolution to  
4           adopt the policy on information requests made by the  
5           individual commissioners, that was unfortunately  
6           left off of the original copy of the minutes, and we  
7           caught that mistake earlier today and revised the  
8           minutes to reflect that resolution.

9                         CHAIRWOMAN REYES: Thank you, Director.  
10           Any further questions?

11                        COMMISSIONER SANFORD: Was it  
12           Vice-Chair Seitzman that made that motion or was it  
13           Chair Reyes that made the motion to adopt the  
14           policy?

15                        EXECUTIVE DIRECTOR RECKO: It was  
16           Vice-Chair Seitzman.

17                        COMMISSIONER SANFORD: Got it. I just  
18           remember that differently. I thought it was Chair  
19           Reyes that asked to have that policy developed.

20                        CHAIRWOMAN REYES: I did. I requested  
21           it. The Vice-Chair actually seconded.

22                        COMMISSIONER SEITZMAN: I made the --  
23           yes, that's correct.

24                        ATTORNEY H. FITZPATRICK: I looked at  
25           the full transcript.

1 CHAIRWOMAN REYES: Okay.

2 ATTORNEY H. FITZPATRICK: And in  
3 looking at the full transcript, you introduced the  
4 idea.

5 CHAIRWOMAN REYES: Uh-huh.

6 ATTORNEY H. FITZPATRICK: But when we  
7 actually got to considering the resolution, as  
8 Matthew finally stated it --

9 COMMISSIONER RUSSO: Okay.

10 ATTORNEY H. FITZPATRICK: -- the  
11 Vice-Chair introduced it, and Commissioner Russo  
12 seconded it.

13 CHAIRWOMAN REYES: Okay.

14 COMMISSIONER SANFORD: That's right.

15 COMMISSIONER SEITZMAN: That's correct.

16 COMMISSIONER SANFORD: Thank you.

17 CHAIRWOMAN REYES: Okay. Anything  
18 else?

19 Director, call the roll.

20 EXECUTIVE DIRECTOR RECKO: Anthony  
21 Forbes?

22 Andrew Impastato?

23 COMMISSIONER IMPASTATO: Yes.

24 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
25 Barbara 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: No.  
8 EXECUTIVE DIRECTOR RECKO: Erica  
9 Seitzman?  
10 COMMISSIONER SEITZMAN: Yes.

11 \*\*\*\*\*

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 RESOLUTION NO. 2024-02.02

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-02.02.

4 A Resolution authorizing the payment of  
5 the monthly list of bills for the Hoboken Housing  
6 Authority.

7 COMMISSIONER RUSSO: Motion.

8 CHAIRWOMAN REYES: Second?

9 COMMISSIONER SEITZMAN: Second.

10 CHAIRWOMAN REYES: Questions?

11 Concerns?

12 COMMISSIONER SANFORD: Yes.

13 CHAIRWOMAN REYES: Commissioner  
14 Sanford?

15 COMMISSIONER SANFORD: So before the  
16 aforementioned policy was adopted, I had requested  
17 the itemized billing for the Fitzpatrick Law Firm,  
18 and I have repeated that in writing through  
19 Fitzpatrick Law Firm. I've yet to be given the  
20 itemized billing for that law firm. I'd like to  
21 have that billing provided; otherwise, we should  
22 remove that item from the list of bills.

23 CHAIRWOMAN REYES: Thank you, James,  
24 but I think when we actually put the resolution on  
25 the Board, anything that you require must go through

1 the Executive Director, not through the lawyer. So  
2 it should have been in writing to Director Recko,  
3 who would then obtain it from the lawyer and send it  
4 to you within 14 days, and I think that was  
5 specified at the last meeting as well. So if you  
6 are more than willing to send Director Recko that  
7 request, he will -- I'm pretty sure that he would  
8 have no problem gathering that information for you.

9 COMMISSIONER SANFORD: Unfortunately,  
10 I've made prior requests in writing and in public at  
11 our meetings, and the Director has not responded to  
12 those.

13 And just to clarify, yes, the policy  
14 was adopted at the last meeting.

15 CHAIRWOMAN REYES: Uh-huh.

16 COMMISSIONER SANFORD: But I had  
17 already made a request for the itemized list of  
18 bills. What I'm also waiting for Emil to provide  
19 the list of all plumbing emergency contracts that  
20 have been done with, I believe, it's Gardini [sic],  
21 for all of last year.

22 CHAIRWOMAN REYES: Okay. Again, I'm  
23 just going to reiterate that that is fine, but now  
24 that the -- if you do feel that at the time you  
25 requested it that was not processed for you, well,

1 now so that we can keep track of it, feel free to  
2 contact the Director, e-mail him, and he will have  
3 to follow up with that. Feel free to CC me on it.

4 COMMISSIONER IMPASTATO: Chair.

5 CHAIRWOMAN REYES: Yes, Commissioner.

6 COMMISSIONER IMPASTATO: If I can,  
7 yeah.

8 CHAIRWOMAN REYES:

9 COMMISSIONER IMPASTATO: I thought at  
10 the last meeting we were -- we were going to get at  
11 this meeting that itemized list that the  
12 Fitzpatricks were spending their time on that we  
13 were paying for. Wasn't that discussed at the last  
14 meeting?

15 CHAIRWOMAN REYES: Yes, it was, yes.

16 ATTORNEY H. FITZPATRICK: I believe  
17 that Commissioner Impastato was referring to a  
18 specific list of time with respect to certain of our  
19 activities, which he asked to be broke out  
20 separately -- broken out separately. Am I correct?

21 COMMISSIONER IMPASTATO: Yes, correct.  
22 Did that happen?

23 ATTORNEY H. FITZPATRICK: I furnished  
24 that to the Executive Director, he's aware of it.

25 CHAIRWOMAN REYES: Okay. So, Director?

1 EXECUTIVE DIRECTOR RECKO: My  
2 understanding of that request was that Commissioner  
3 Sanford was going to send me a request for that  
4 information, and I was going to respond to that.  
5 That was my understanding. Sorry if I was wrong.  
6 But that was my understanding of that.

7 CHAIRWOMAN REYES: I think that  
8 actually Andrew had -- Andrew, and correct me if I'm  
9 wrong, you also had requested that information? Had  
10 you requested that? Right.

11 COMMISSIONER RUSSO: Yeah, he did. I  
12 think the way it broke down was where -- when we  
13 were in the middle of the conversation, Commissioner  
14 Impastato asked --

15 COMMISSIONER IMPASTATO: Yeah, I was --  
16 I questioned it.

17 (Simultaneous crosstalk.)

18 COMMISSIONER RUSSO: -- specifics.

19 CHAIRWOMAN REYES: Okay.

20 COMMISSIONER SANFORD: Two  
21 commissioners requested the same itemized --

22 COMMISSIONER IMPASTATO: Yes, correct.

23 COMMISSIONER SANFORD: -- bill.

24 COMMISSIONER IMPASTATO: So we don't  
25 have that -- we don't have that information, right?

1                   CHAIRWOMAN REYES: We don't have it in  
2 front of you us. You're right, Commissioner.

3                   COMMISSIONER SANFORD: So why don't we  
4 have that information in front of us?

5                   EXECUTIVE DIRECTOR RECKO: Once again,  
6 I'll repeat, that last meeting there was a lot of  
7 confusion, there was a lot of requests for a lot of  
8 things, number one. And number two, I assumed that  
9 I would be getting an e-mail from Commissioner  
10 Sanford requesting the information, and/or  
11 Impastato. I'd be glad to respond. It's no  
12 problem, we can do that. But it wasn't on my mind  
13 to respond to that over that time.

14                   The second pointed I'd like to make is  
15 Commissioner Sanford's allegation that I have not  
16 responded to him. There was a few months ago that  
17 we asked clearly at this meeting for Commissioner  
18 Sanford to give me a list of issues that he -- of  
19 things that he wanted, and I have not received any  
20 e-mails from Commissioner Sanford since November of  
21 2023, nothing. Zero. And I'll be glad to respond,  
22 but I think it was very clear that we had asked him  
23 to go back to his e-mails and find out what he  
24 wanted and give me a very fresh list.

25                   Now, Commissioner Sanford has sent me

1 e-mails in the past, for example, requesting some  
2 information, at noon, and then saying he wanted it  
3 by 4:00 o'clock in the afternoon. And then at 6:30  
4 that evening, while I was in a resident meeting, he  
5 sends me another e-mail saying, well, never mind  
6 because you have failed in your duty to respond to  
7 me by 4 o'clock.

8 COMMISSIONER SANFORD: That is  
9 absolutely not true, I said --

10 (Simultaneous crosstalk.)

11 EXECUTIVE DIRECTOR RECKO: We'll, I've  
12 got -- I've got the e-mails, I have got the e-mails,  
13 and, again, I don't know what the problem is,  
14 Commissioner. Again --

15 (Simultaneous crosstalk.)

16 COMMISSIONER SANFORD: The problem is  
17 you're withholding information from me.

18 EXECUTIVE DIRECTOR RECKO: No, I'm not.

19 CHAIRWOMAN REYES: He's not. Just  
20 follow, follow the instructions, follow the policy,  
21 and from here on you'll get that information --

22 (Simultaneous crosstalk.)

23 COURT STENOGRAPHER: I got you all  
24 talking. I got you all talking. Whoa whoa whoa  
25 whoa whoa whoa whoa.

1 CHAIRWOMAN REYES: One at a time.

2 COMMISSIONER RUSSO: Get in there.

3 COMMISSIONER IMPASTATO: Oh, sorry.

4 CHAIRWOMAN REYES: Commissioner

5 Impastato, go ahead.

6 COMMISSIONER IMPASTATO: Oh, great.

7 Thanks.

8 It sounds like -- I don't know what's  
9 going on with Director Recko and Commissioner  
10 Sanford, that seems like it needs like a counseling  
11 session. But, Director Recko, you do have to take  
12 some onus, and it was on you at the last meeting  
13 that we all agreed as a Board that you were going to  
14 provide us with the broken-out list of billables for  
15 the -- our counsel. So if we don't have that right  
16 now, that's on you, and there should be no excuse  
17 for not having that --

18 EXECUTIVE DIRECTOR RECKO: Well, I will  
19 again --

20 COMMISSIONER IMPASTATO: -- which is  
21 fine.

22 EXECUTIVE DIRECTOR RECKO: --  
23 commissioner Impastato, I apologize for that, but  
24 again, I did not -- I was not aware. I'll look back  
25 at the transcripts and if so, I will apologize. But



1 noneththeless, I have not -- it has not been on my  
2 calendar to bring that to this meeting.

3 COMMISSIONER RUSSO: Madam Chair.

4 CHAIRWOMAN REYES: Commissioner Russo.

5 COMMISSIONER RUSSO: So, I mean, let's  
6 just talk reality. We don't have it in front of us,  
7 we have a list of bills that have been -- the work  
8 for those bills has already been performed, I would  
9 like to pay them so we don't find ourselves in a  
10 situation.

11 EXECUTIVE DIRECTOR RECKO: Agreed.

12 COMMISSIONER RUSSO: However, however,  
13 I would also be okay if others feel like we should  
14 hold them. I mean, it's not my preference, but at  
15 the end of the day I think, look, we all need to be  
16 adults. I mean, it's getting ridiculous, guys,  
17 let's just be honest. Every meeting becomes the  
18 same thing, where one Commissioner accuses the  
19 Director, the Director rebuts the Commissioner, and  
20 there's other questions that we have. This is not  
21 the way to do business.

22 We can't do business like this month  
23 after month after month, because you know what,  
24 every resident sitting right there, quite, frankly,  
25 doesn't give a shit about your issues. They don't

1 care about our personal issues. We need to do our  
2 jobs. So I'll put it out there to pay these bills.

3 Director, please, get the information  
4 as fast as possible.

5 EXECUTIVE DIRECTOR RECKO: May I commit  
6 to having it out to the Board, all of the Board  
7 members tomorrow.

8 CHAIRWOMAN REYES: Thank you.

9 EXECUTIVE DIRECTOR RECKO: I mean,  
10 that --

11 COMMISSIONER RUSSO: I am absolutely  
12 fine with that. I, of course, defer to my fellow  
13 Commissioners, I'm not the only say on this Board,  
14 we function as a board, but we need to do that  
15 better too. What we need, we need some  
16 accountability here, we need to function better as a  
17 board.

18 So I would put that out there,  
19 Commissioner Impastato, Commissioner Seitzman, if  
20 you are okay with that, Commissioner Sanford, if you  
21 are okay with that --

22 COMMISSIONER SEITZMAN: Yes.

23 COMMISSIONER RUSSO: Madam Chair, if  
24 you're okay with that, I'd like to move forward,  
25 move past this resolution, either vote it up, make

1 an amendment, and then vote it up, and then move on  
2 to the next one. We can't do this every single  
3 meeting.

4 CHAIRWOMAN REYES: I agree.

5 Commissioner Impastato.

6 COMMISSIONER SEITZMAN: Madam Chair?

7 CHAIRWOMAN REYES: Vice-Chair, as soon  
8 as Commissioner Impastato speaks, I'll give the  
9 floor to you.

10 COMMISSIONER IMPASTATO: What's the  
11 question?

12 CHAIRWOMAN REYES: The question is that  
13 you could be okay with actually approving this  
14 resolution, and the Director will send out that  
15 information first thing tomorrow to all  
16 Commissioners. He just stated that, he'll send all  
17 that information to all Commissioners tomorrow  
18 morning. Or what --

19 COMMISSIONER IMPASTATO: Yeah. Well,  
20 what's the dollar amount for Fitzpatrick's on this  
21 list of bills?

22 (Simultaneous crosstalk.)

23 MR. KOTHERITHARA: I (unintelligible)  
24 that Fitzpatrick & Waterman did not submit an  
25 invoice this month, so there is no payment to them.

1                   CHAIRWOMAN REYES: There is no payment  
2 to them on this bill, on this monthly list of bills,  
3 Commissioner.

4                   COMMISSIONER IMPASTATO: What are we  
5 talking about then?

6                   CHAIRWOMAN REYES: Yeah, exactly.

7                   COMMISSIONER RUSSO: Emil, you're  
8 quickly becoming my number two. Nobody is beating  
9 her when she's -- calls the meeting.

10                  EXECUTIVE DIRECTOR RECKO: On that  
11 topic, what I have received from the attorney is a  
12 list of hours --

13                  CHAIRWOMAN REYES: Okay.

14                  EXECUTIVE DIRECTOR RECKO: -- that they  
15 have spent for a period of -- from July 1st to  
16 December 31, 2023, July to December, and I have a  
17 list of hours. I don't have that. I could do a  
18 quick calculation --

19                  CHAIRWOMAN REYES: Uh-huh.

20                  EXECUTIVE DIRECTOR RECKO: -- by the  
21 hour, and I can have that out tomorrow.

22                  CHAIRWOMAN REYES: Perfect.

23                  EXECUTIVE DIRECTOR RECKO: It would be  
24 that simple.

25                  CHAIRWOMAN REYES: Okay. We appreciate

1 it. It's just they're not on the list of bills, so  
2 as Andrew stated. I don't understand. So can we  
3 move forward, then, with -- since Fitzpatrick's are  
4 not on the list of bills, any further questions or  
5 concerns regarding the list of bills? Doesn't seem  
6 like it.

7 Director, please call the roll.

8 EXECUTIVE DIRECTOR RECKO: Anthony  
9 Forbes?

10 Andrew Impastato?

11 COMMISSIONER IMPASTATO: Yes.

12 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
13 Barbara Reyes?

14 CHAIRWOMAN REYES: Yes.

15 EXECUTIVE DIRECTOR RECKO: Michael  
16 Russo?

17 COMMISSIONER RUSSO: Aye.

18 EXECUTIVE DIRECTOR RECKO: James  
19 Sanford?

20 COMMISSIONER SANFORD: No.

21 EXECUTIVE DIRECTOR RECKO: Erica  
22 Seitzman?

23 COMMISSIONER SEITZMAN: Yes.

24 \*\*\*\*\*  
25

1 RESOLUTION NO. 2024-02.03

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-02.03.

4 A Resolution of the Housing Authority  
5 of the City of Hoboken to ratify the January 12,  
6 2024, award of an emergency contract for brick  
7 repointing at 310 Jackson Street.

8 COMMISSIONER RUSSO: Motion.

9 COMMISSIONER SEITZMAN: Motion.

10 CHAIRWOMAN REYES: Second?

11 COMMISSIONER RUSSO: I'll second.

12 Either way.

13 COMMISSIONER SEITZMAN: Second.

14 CHAIRWOMAN REYES: I guess motion,  
15 Erica, and Russo, second?

16 COMMISSIONER RUSSO: Yup.

17 CHAIRWOMAN REYES: Questions?

18 Concerns?

19 COMMISSIONER SANFORD: Yes. I would  
20 like to read a statement into the record --

21 CHAIRWOMAN REYES: Absolutely.

22 COMMISSIONER SANFORD: -- on this  
23 resolution and similar resolutions.

24 CHAIRWOMAN REYES: Absolutely.

25 COURT STENOGRAPHER: Could you just

1 read into the microphone?

2 COMMISSIONER SANFORD: Yes.

3 So as many members of the public are  
4 aware and some staff, there was a press release from  
5 the United States, U.S. Attorney's Office, Southern  
6 District of New York from the Justice Department.  
7 It was -- it's a press release I'm about to read  
8 into the record: "Seventy current and former NYCH  
9 employees charged with bribery and extortion  
10 offenses."

11 The press release goes on: "In the  
12 largest number of federal bribery charges on a  
13 single day in DOJ history, 70 current and former  
14 employees of the NYCHA have been charged with  
15 allegedly accepting cash payments from contractors  
16 in exchange for awarding NYCHA contracts. Damian  
17 Williams, United States Attorney for the Southern  
18 District; Merrick Garland, the Attorney General of  
19 the United States; Jocelyn Strauber, the  
20 Commissioner of New York City Department of  
21 Investigation, Ivan Arvelo, Special Agent in Charge  
22 of the New York Field Office, Homeland Security  
23 Investigations; Rae Oliver Davis, the Inspector  
24 General of the U.S. Department of Housing and Urban  
25 Development, Office of Inspector General (HUD OIG);

1 and Jonathan Mellone, the Special Agent in Charge of  
2 the Northeast Region of the U.S. Department of  
3 Labor, Office of Inspector General, announced the  
4 unsealing of bribery and extortion charges against  
5 70 current and former employees of New York City  
6 Housing Authority. Sixty-six of the 70 defendants  
7 were arrested this morning in New York, New Jersey,  
8 Connecticut, and North Carolina. Defendants who  
9 were arrested in the New York area are scheduled to  
10 appear before U.S. Magistrate Judges Stewart Aaron,  
11 Sarah Cave, and Valerie Figueredo, Sarah Netburn,  
12 Katharine H. Parker, Gary Stein, Ona Wang in federal  
13 court later today.

14 "U.S. Attorney Damian Williams said:  
15 Instead of acting in the interests of NYCHA  
16 residents, the City of New York, or taxpayers, the  
17 70 defendants charged today allegedly used their  
18 jobs at NYCHA to line their own pockets. This  
19 action is the largest single-day bribery takedown in  
20 the history of the Justice Department. NYCHA  
21 residents deserve better. My Office is firmly  
22 submitted to cleaning up the corruption that has  
23 plagued the NYCHA for far too long so that its  
24 residents can be served with integrity and have the  
25 high-quality, affordable homes that they deserve.



1 The culture of corruption at NYCHA ends today.

2 "Attorney General Merrick Garland said:  
3 The Justice Department will prosecute to the fullest  
4 extent of the law those who abuse their positions in  
5 public service in order to enrich themselves. The  
6 crimes alleged in this case are serious violations  
7 of the public trust, and I am grateful to the agents  
8 and our partners across government who worked on  
9 this case, and to prosecutors in the Southern  
10 District of New York for their tireless efforts to  
11 root out corruption.

12 "DOI Commissioner Jocelyn Strauber  
13 said: As charged, these 70 current and former  
14 information NYCHA supervisors and other staff used  
15 their positions of public trust and responsibilities  
16 to pocket bribes in exchange for doling out no-bid  
17 contracts. The extensive bribery and extortion  
18 alleged here calls for significant reforms to NYCH's  
19 no-bid contracting process, which DOI has  
20 recommended and NYCHA has accepted. I thank the  
21 U.S. Attorney's Office for the Southern District of  
22 New York and our federal law enforcement partners  
23 for their commitment to protect scarce public  
24 resources intended to maintain public housing, and  
25 to hold accountable public servants who abuse their

1 authority."

2                   There are additional comments I'm --  
3 this is not the press release now, there are  
4 additional comments from several other people;  
5 however, I wanted to bring to the attention of this  
6 Housing Authority that the NYCHA has accepted  
7 recommendations from the Department of -- from the  
8 DOI regarding the no-bid contracting process.

9                   This question, now, for Counsel: Are  
10 we aware of what those recommendations are and can  
11 we adopt those recommendations?

12                   ATTORNEY H. FITZPATRICK: There would  
13 be no reason to adopt them, you're comparing  
14 completely different circumstances. The New York  
15 City Housing Authority is huge, so much larger than  
16 any housing authority, including Hoboken, that  
17 there's no comparison.

18                   You're talking about a micro processing  
19 circumstance that is permitted under New York rules  
20 and the HUD procurement that they have. It allows a  
21 diverse group of people to engage directly in  
22 procurement.

23                   We've got nothing like that, nothing  
24 like that ever happens, and you're referring to  
25 something called a "no-bid." We don't have

1 circumstances that are no-bid. So there's no reason  
2 to in any way change our circumstances accordingly.

3 I'm fully aware of what the guidelines  
4 that were proposed are, and as far as I'm concerned,  
5 our current procurement complies completely with it.

6 CHAIRWOMAN REYES: Thank you.

7 COMMISSIONER SANFORD: Well, Counsel, I  
8 respectfully disagree with you. There are no-bid  
9 contracts that exist --

10 (Simultaneous crosstalk.)

11 CHAIRWOMAN REYES: Excuse me. There's  
12 no speaking in the public. Thank you.

13 COMMISSIONER SANFORD: As I was saying,  
14 I respectfully disagree with Counsel. There are  
15 no-bid contracts that have appeared before this  
16 Board, and I -- and as a measure of solidarity with  
17 the anticorruption efforts of the New York City  
18 Housing Authority, I would like our Housing  
19 Authority to adopt these stronger, stricter  
20 guidelines that are recommended by the Department of  
21 Inspector General -- or the DOI, excuse me.

22 CHAIRWOMAN REYES: Harold, do you have  
23 anything else to say or --

24 COMMISSIONER SANFORD: I mean, we --  
25 no-bid contracts have come before this Board.

1                   ATTORNEY H. FITZPATRICK: I'm not aware  
2 of that during my time. A no-bid contract is where  
3 something was done not following procurement policy.  
4 Now, if that's the case, it may have been when you  
5 were here before I was, but I'm not aware of that  
6 since 2015.

7                   COMMISSIONER SANFORD: Okay. And prior  
8 to 2015 a certain individual who --

9                   CHAIRWOMAN REYES: Okay. We're not  
10 going back.

11                   COMMISSIONER SANFORD: Yeah, I  
12 didn't --

13                   CHAIRWOMAN REYES: Okay. Can we just  
14 keep it to what's happening now and the  
15 administration now?

16                   COMMISSIONER SANFORD: That person --  
17 that person did quite a few no-bid contracts as on  
18 an emergency basis, and that was a problem for the  
19 Board, it's a problem for me, and there are  
20 currently other issues where I've requested  
21 information. I brought this up at the meeting,  
22 where I asked Emil for the Guarini -- for the  
23 Guarini plumbing contracts. Those were not done.

24                   CHAIRWOMAN REYES: Commissioner  
25 Sanford, I'd like to interrupt because I think we've

1 already went through this, and this is exactly what  
2 Commissioner Russo was just talking about. We do  
3 this every time the resolutions come up. I  
4 absolutely understand where you're coming from,  
5 right? I think there's not a single body -- thank  
6 you, Patricia, I'll speak to you directly so you can  
7 record me.

8 So I think there is not a single person  
9 here that did not hear what happened in NYCHA,  
10 right, and it is disgusting, it absolutely is. What  
11 I can say as a resident here, who -- I understand  
12 that you've been a Commissioner for many years, but  
13 I've lived here longer than you've been a  
14 Commissioner first of all.

15 Second of all, what I can say is we  
16 need to stop holding whatever previous  
17 administration has done on our administration now.  
18 I think that time is over. I think you've taken  
19 pride in stating how you have changed the  
20 administration, I think that's one of your biggest  
21 achievements, you stated previously at previous  
22 meetings. So with that being said, I think you  
23 always bring this -- these things up to go right  
24 back to where we started, where you're asking for a  
25 document. I'm not going back and forth with you on

1 this. The bottom line is you want that document  
2 from Emil, I asked you to e-mail it to the Director,  
3 the request, and he has 14 days to get it to you,  
4 plain and simple. We're not going any further, and  
5 if we are, we will just move forward with the vote.

6 COMMISSIONER SANFORD: Unless -- wait,  
7 unless you --

8 (Simultaneous crosstalk.)

9 CHAIRWOMAN REYES: Excuse me, I'm not  
10 going to ask the public again. The public portion  
11 has stopped. We are not -- we do not yell across  
12 the room. That's not what we're doing. Next time  
13 if you'd like to come and speak during public  
14 portion, you're more than welcome.

15 COMMISSIONER SANFORD: Unless you force  
16 an end to the discussion, this is a discussion of  
17 the resolution.

18 CHAIRWOMAN REYES: Uh-huh. And it was  
19 the resolution until you brought back --

20 COMMISSIONER SANFORD: I let you  
21 finish. I'd ask you to let me finish.

22 We have a discussion in public --

23 CHAIRWOMAN REYES: Uh-huh.

24 COMMISSIONER SANFORD: -- with the  
25 business of the Authority for the sake of

1 transparency so that everybody can see what's going  
2 on. And with respect to the public, they need to be  
3 the witnesses, they need to see what's going on --

4 CHAIRWOMAN REYES: Absolutely.

5 COMMISSIONER SANFORD: -- and it's my  
6 job to take care of the business of the Authority.

7 CHAIRWOMAN REYES: It absolutely is,  
8 which you vote no on at every meeting, but thank  
9 you.

10 (Simultaneous crosstalk.)

11 COMMISSIONER SANFORD: Let me finish.

12 CHAIRWOMAN REYES: Go ahead.

13 COMMISSIONER SANFORD: So I'm trying to  
14 get information about bids, about --

15 CHAIRWOMAN REYES: And our lawyer has  
16 clearly gave you the information. I, as the  
17 Chairwoman here, stand by whatever our lawyer  
18 states. I'm not going back and forth with this. If  
19 there is any other Commissioner that feels like  
20 Mr. -- Commissioner Sanford, please speak, so that  
21 if you guys would like to do something like that,  
22 it's up to everyone as a Board.

23 (Simultaneous crosstalk.)

24 COMMISSIONER RUSSO: Madam Chair?

25 CHAIRWOMAN REYES: Sure, absolutely.

1                   COMMISSIONER RUSSO: Do you believe  
2 this is a no-bid contract? Do you believe this --

3                   COMMISSIONER SANFORD: Not the one with  
4 the -- from what I understand.

5                   COMMISSIONER RUSSO: This specific, you  
6 believe --

7                   CHAIRWOMAN REYES: It's an emergency  
8 contract.

9                   COMMISSIONER RUSSO: -- this falls  
10 under a no-bid contract? Is that why you're asking  
11 that question in reference -- I'm just trying to  
12 understand, because I understand your point, and you  
13 want to make it and I have no problem with that.  
14 For me, that's something that I would tend to do in  
15 new business, right? I would get all of those other  
16 things rather than trying to stretch it to an  
17 ordinance -- or a resolution, excuse me, that we're  
18 trying to conduct business on. With the exception  
19 of if you believe this falls under what you're  
20 talking about, that's different. But if you don't  
21 believe that this specific resolution falls under  
22 the concerns that you have, I would just ask that we  
23 vote on the business at hand, and then at the end of  
24 the meeting, like every other meeting, we have a  
25 section here, new business.



1                   If you need to air out grievances, I'll  
2 sit here with you all night, Commissioner, I have no  
3 problem with that. But I do think it's important  
4 for the members of the public to know that we voted  
5 on certain resolutions that they came to listen to,  
6 they have their grievances, as according to the  
7 rules of our meeting, we hear them in the beginning  
8 of the meeting, right, we vote on the business, we  
9 move past the business, and then we have new  
10 business.

11                   So the grievances that you specifically  
12 have as a Commissioner that might not relate to  
13 something that we're voting on, I would just ask  
14 that we do that the end of the meeting because a lot  
15 of these residents might not want to be here for all  
16 of that, right?

17                   COMMISSIONER SANFORD: To answer your  
18 question --

19                   COMMISSIONER RUSSO: Sure.

20                   COMMISSIONER SANFORD: Yes.

21                   COMMISSIONER RUSSO: And that's fine  
22 then.

23                   COMMISSIONER SANFORD: This statement  
24 is relevant and it applies to all contracts that are  
25 not bidden out, and there are contracts before this

1 Board which we are asked to vote upon that are not  
2 bid out. Now, the counsel said there are no --  
3 that there are -- no-bid contracts do not exist. I  
4 respectfully disagree with him. I don't see -- that  
5 has not been my experience at this meeting or in  
6 recent memory.

7 ATTORNEY H. FITZPATRICK: Madam Chair?

8 CHAIRWOMAN REYES: Sure, absolutely.

9 COMMISSIONER SANFORD: If I may finish?  
10 The documents that I requested prior to this  
11 two-week waiting period policy were specifically for  
12 a vendor that did work for the Authority that was  
13 not bid out, and I still have not gotten that  
14 information.

15 CHAIRWOMAN REYES: And, again, request  
16 it as the policy states.

17 COMMISSIONER SANFORD: In deference to  
18 your request that we just move through the list of  
19 bills, I didn't bring it up then, even though that  
20 vendor, Guarini Plumbing, was on this list of bills,  
21 so I am trying to take --

22 CHAIRWOMAN REYES: But you voted no  
23 anyway, so.

24 COMMISSIONER SANFORD: And I appreciate  
25 that. So, yeah, if you want to debate why I vote no

1 on a lot of stuff, that's an entirely different  
2 subject.

3 CHAIRWOMAN REYES: Uh-huh.

4 COMMISSIONER SANFORD: But in order to  
5 vote adequately on anything that comes before this  
6 Board, this Commissioner, any Commissioner has a  
7 right to request the information.

8 CHAIRWOMAN REYES: And there's a policy  
9 in place on how you should do it.

10 COMMISSIONER SANFORD: A policy now.

11 CHAIRWOMAN REYES: Okay. But you want  
12 this information, you've been told what to do, you  
13 were told at the last meeting what to do, you were  
14 told at previous meetings what to do, and you've  
15 just continuously continue to ignore those, and then  
16 you come here every month and make the same circus,  
17 and it's like the same circus every month that we're  
18 going through, with the same thing. You requested  
19 information, you didn't get it. You're asked to do  
20 it, and then we don't hear from you for another 30  
21 days.

22 COMMISSIONER SANFORD: Madam Chair --

23 COMMISSIONER SEITZMAN: Madam Chair?

24 CHAIRWOMAN REYES: Yes.

25 COMMISSIONER SANFORD: Commissioner

1           Seitzman.

2                           CHAIRWOMAN REYES:  Yes, Commissioner  
3           Seitzman.

4                           COMMISSIONER SEITZMAN:  I think we  
5           redid the procurement policy last year in the last  
6           two years, maybe we can have a refresher.  Maybe if  
7           that would be possible, that meeting, so the public  
8           understands our procurement policy so everybody is  
9           aware of the rules and procedures.  Because I'm  
10          pretty sure we redid it last year, we voted on it,  
11          so it was pretty clear.  And we actually, I think,  
12          got some extra counsel to make sure it was done  
13          fairly.

14                          EXECUTIVE DIRECTOR RECKO:  Yes, and  
15          maybe my turn?

16                          CHAIRWOMAN REYES:  Sure, Director.

17                          EXECUTIVE DIRECTOR RECKO:  There is a  
18          portion of our procurement policy, and I think this  
19          is crucial, that if there is an emergency, right,  
20          if, for example, the roof blew off of this building,  
21          we shouldn't wait six months without a roof to bid a  
22          project, right?  There has to be some emergency  
23          authority that we can go in and immediately do that  
24          work.  In the resolution that's in front of you and  
25          the next resolution, during the storms that we had,

1 they were affecting our elevator, our elevators shut  
2 down because there was water infiltrating into the  
3 elevator shaft, it was also infiltrating into folk's  
4 uses. Now, I don't think anyone would want me to  
5 turn to them and say, sorry, ma'am, you're not going  
6 to have an elevator for six months, and you're not  
7 going to have -- you're going to have water in your  
8 unit for six months because we've got to go through  
9 abiding process.

10 There is a time within the purchasing  
11 policy, reasonably, that I need to step in and say  
12 this work needs to be done now, right, because  
13 there's another storm coming in a, week. So we've  
14 got to have this work done. And that is what this  
15 is all about. This is not a repetitive process.

16 Now, when we do this, we come to the  
17 Board for approval. It's not like -- and the  
18 comparison to NYCHA is nonsense. We don't hide  
19 this. This is public. We're bringing it in a  
20 resolution so the Board knows and can approve the  
21 action.

22 COMMISSIONER SANFORD: Director, it's  
23 not nonsense.

24 EXECUTIVE DIRECTOR RECKO: I'm not  
25 finished. Excuse me.

1                   COMMISSIONER SANFORD: A lot of stuff  
2 is being hidden --

3                   EXECUTIVE DIRECTOR RECKO: May I  
4 finish?

5                   CHAIRWOMAN REYES: You can OPRA any  
6 documents.

7                   EXECUTIVE DIRECTOR RECKO: There is  
8 nothing that's being hidden. And if you want to go  
9 back over again what the Chairlady was so nicely  
10 saying, we go back over this and back over this.  
11 And it's not being hidden. Make the request  
12 appropriately.

13                   This particular resolution has nothing  
14 to do with the NYCHA. The NYCHA issues repulse me.  
15 They're awful. As a housing professional, I am  
16 repulsed by them. I am angry at these housing  
17 professionals that give us all a bad name. It's  
18 awful. And I've run into these before in my career  
19 of people that have done this, and I'm always  
20 repulsed by these kind of actions by other housing  
21 authorities.

22                   We are very, very conscious about how  
23 we bid out work, how we check our work, how it's  
24 sent through our legal department. And this is  
25 according to our purchase personnel policy. There

1 are times, again, when the Executive Director has to  
2 move and has to say, we need to fix this now or our  
3 residents are going to continue to have rain in  
4 their units and they're going to continue to have  
5 elevator damage. That is what this resolution is  
6 about.

7 Then that resolution is brought to this  
8 Board. It's not hidden. It's not shoved under the  
9 rug. This would never have been brought to this  
10 Board if I and my staff were trying to hide it.  
11 This is being made public on a public vote. If  
12 somebody thinks that this is somehow tainted, they  
13 can vote no. But I can assure you that it is not,  
14 and you can ask the residents at 310 Jackson and the  
15 residents at -- on the next resolution, at 400  
16 Marshall, if they were happy with this work, and  
17 they were thankful that the Housing Authority  
18 responded responsibly to have this work done, and  
19 I'm sure you would get the answer that yes, thank  
20 goodness, they came and actually did this work.

21 I'm finished.

22 COMMISSIONER SANFORD: The Director has  
23 made his assurances that this is not tainted, and I  
24 will make my own assurances that what is being  
25 presented to this Board is tainted.

1                   CHAIRWOMAN REYES: Thank you. Can we  
2 move forward? Can we --

3                   ATTORNEY H. FITZPATRICK: Madam Chair?

4                   CHAIRWOMAN REYES: Yes, sure.

5                   ATTORNEY H. FITZPATRICK: Can I just  
6 please put something on the record? This is not a  
7 no-bid contract. It is done pursuant to federal  
8 regulation, to New Jersey law, to the procurement  
9 policy, which Commissioner Seitzman points out was  
10 completely redone with the input of the HUD  
11 technical assistance last summer and completed at  
12 the beginning of the fall last year.

13                   It is very, very complete in materials,  
14 including the limitations on emergency contracts.  
15 An emergency contract is totally appropriate, it has  
16 to be limited in scope, it has to be gotten pursuant  
17 to proposals, and it is done, as the Executive  
18 Director said, in these two cases, because of that  
19 terrible, terrible storm we had in January that did  
20 significant damage and needed to be addressed  
21 immediately.

22                   It is not in either of these cases a  
23 no-bid contract, and to a no-bid contract is just  
24 irresponsible.

25                   CHAIRWOMAN REYES: Thank you.



1                   Commissioner Seitzman, you stated you'd  
2                   like to speak?

3                   COMMISSIONER SEITZMAN: Yes, and I'm  
4                   hoping that in the future we can try to have a  
5                   little more trust with each other and with the  
6                   Executive Director, because it seems that we are  
7                   just sitting here, carrying these meetings on till  
8                   10:00 o'clock, where if we have some issues we could  
9                   try before.

10                  But I'd like to think that everybody is  
11                  on this Board has a little faith, or a lot of faith.  
12                  I have a lot of faith in our Executive Director. In  
13                  fact, I'm not sure why we continue to have this  
14                  problem month after month, but I'm hoping we could  
15                  find a way to move forward and not continue the  
16                  circus like it is now.

17                  Thank you.

18                  CHAIRWOMAN REYES: Thank you.

19                  COMMISSIONER SANFORD: I have no faith  
20                  in the Executive Director.

21                  CHAIRWOMAN REYES: Okay. That's your  
22                  opinion.

23                  Can we move forward?

24                  EXECUTIVE DIRECTOR RECKO: I just want  
25                  to go on record again that it is offensive to say

1           that my and my staff are acting dishonestly in any  
2           way. It is absolutely not true. We are dotting our  
3           I's, crossing our T's, doing things according to the  
4           law, and I find it incredibly offensive and  
5           bordering on slander to be saying this about my  
6           administration and I personally.

7                         Thank you.

8                         CHAIRWOMAN REYES: Thank you, Director.

9                         COMMISSIONER SANFORD: The actions of  
10           the Director --

11                        CHAIRWOMAN REYES: Director, can we  
12           call the vote?

13                        COMMISSIONER SANFORD: The actions of  
14           the Director and the actions of counsel have been to  
15           withhold information --

16                        CHAIRWOMAN REYES: Can we please call  
17           the vote?

18                        COMMISSIONER SANFORD: -- that I  
19           requested repeatedly --

20                        EXECUTIVE DIRECTOR RECKO: Here we go  
21           again.

22                        COMMISSIONER SANFORD: -- even before a  
23           policy was announced --

24                        COMMISSIONER IMPASTATO: Yes.

25                        CHAIRWOMAN REYES: Thank you.

1 (Simultaneous crosstalk.)  
2 EXECUTIVE DIRECTOR RECKO: Anthony  
3 Forbes?  
4 Andrew Impastato?  
5 COMMISSIONER IMPASTATO: Yes.  
6 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
7 Barbara 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.  
18 CHAIRWOMAN REYES: Thank you.  
19 \*\*\*\*\*  
20  
21  
22  
23  
24  
25

1 RESOLUTION NO. 2024-02.04.

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-02.04.

4 A Resolution of the Housing Authority  
5 of the City of Hoboken to ratify the January 12,  
6 2024, award of an emergency contract for brick  
7 repointing at 400 Marshall Drive.

8 COMMISSIONER RUSSO: Motion.

9 CHAIRWOMAN REYES: Second?

10 COMMISSIONER SEITZMAN: Second.

11 CHAIRWOMAN REYES: Questions?

12 Concerns?

13 COMMISSIONER SANFORD: Why this vendor?

14 EXECUTIVE DIRECTOR RECKO: This vendor  
15 was available, able to do the work, and we've worked  
16 with them in the past.

17 CHAIRWOMAN REYES: Thank you.

18 COMMISSIONER SANFORD: Are there any  
19 other vendors available?

20 EXECUTIVE DIRECTOR RECKO: No, not to  
21 our knowledge. It was an emergency contract. Once  
22 again, according to our personnel policy, not  
23 personnel, purchasing policy, we can reach out to a  
24 contractor and have them do the work. It was needed  
25 work. We needed this work done immediately. Not

1 next, not next month.

2 COMMISSIONER SANFORD: So you're saying  
3 that this vendor was the only one that was  
4 available?

5 CHAIRWOMAN REYES: Oh, my.

6 COMMISSIONER SANFORD: How many others  
7 were called? Who was unavailable?

8 EXECUTIVE DIRECTOR RECKO: We contacted  
9 the one vendor and we got them to do the work. They  
10 were there. They were available to do the work.

11 COMMISSIONER SANFORD: So who were the  
12 other vendors that were not available?

13 EXECUTIVE DIRECTOR RECKO: We did not  
14 canvas the entire town.

15 COMMISSIONER SANFORD: I didn't ask if  
16 you canvassed the entire town.

17 EXECUTIVE DIRECTOR RECKO: We did not  
18 entire, that's correct, and we do not have to under  
19 the personnel policy. We can take a proposal from a  
20 vendor and have him do the work --

21 COMMISSIONER SANFORD: So you just pick  
22 one vendor and if they're available, that's it.

23 EXECUTIVE DIRECTOR RECKO: Yes, we can.

24 COMMISSIONER SANFORD: You don't try to  
25 go to another vendor for --

1 EXECUTIVE DIRECTOR RECKO: Under the  
2 purchasing policy, we are allowed to do that.

3 CHAIRWOMAN REYES: Maybe we should just  
4 get a refresher on this, the purchasing policy.

5 COMMISSIONER SANFORD: Did you try to  
6 go to another vendor?

7 EXECUTIVE DIRECTOR RECKO: That's  
8 correct. We can --

9 COMMISSIONER SANFORD: This is what  
10 happens --

11 (Simultaneous crosstalk.)

12 COURT STENOGRAPHER: Oh, I need -- you  
13 got -- whoa whoa whoa whoa whoa -- again, again,  
14 again, Court Reporter here. Court Reporter here.  
15 Let's get our record. Let's get our record.

16 EXECUTIVE DIRECTOR RECKO: If the first  
17 one's not available, we go to the another vendor.

18 COMMISSIONER SANFORD: Okay. So who  
19 would have been the second vendor?

20 EXECUTIVE DIRECTOR RECKO: I don't  
21 know. I mean --

22 CHAIRWOMAN REYES: Okay. Can we call  
23 the vote, Director, does anybody have any more  
24 questions?

25 COMMISSIONER SANFORD: Go on, call the

1           vote.

2                           CHAIRWOMAN REYES: Thank you.

3                           EXECUTIVE DIRECTOR RECKO: Anthony

4           Forbes?

5                           Andrew Impastato?

6                           COMMISSIONER IMPASTATO: Yes.

7                           EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

8                           Barbara Reyes?

9                           CHAIRWOMAN REYES: Yes.

10                          EXECUTIVE DIRECTOR RECKO: Michael

11           Russo?

12                          COMMISSIONER RUSSO: Aye.

13                          EXECUTIVE DIRECTOR RECKO: James

14           Sanford?

15                          COMMISSIONER SANFORD: No.

16                          EXECUTIVE DIRECTOR RECKO: Erica

17           Seitzman?

18                          COMMISSIONER SEITZMAN: Yes.

19                          \*\*\*\*\*

20

21

22

23

24

25

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

RESOLUTION NO. 2024-02.05

CHAIRWOMAN REYES: Resolution  
No. 2024-02.05.

A Resolution of the Housing Authority  
of the City of Hoboken to amend its agency plan to  
incorporate the use of capital funds at Harrison  
Gardens.

COMMISSIONER RUSSO: Motion.

COMMISSIONER SEITZMAN: Motion.

COMMISSIONER RUSSO: Second.

CHAIRWOMAN REYES: She's delayed.

Questions? Concerns?

Director, call the vote.

EXECUTIVE DIRECTOR RECKO: Anthony  
Forbes?

Andrew Impastato?

COMMISSIONER IMPASTATO: Yes.

EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
Barbara Reyes?

CHAIRWOMAN REYES: Yes.

EXECUTIVE DIRECTOR RECKO: Michael  
Russo?

COMMISSIONER RUSSO: Aye.

EXECUTIVE DIRECTOR RECKO: James  
Sanford?



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman?

COMMISSIONER SEITZMAN: Yes.

\*\*\*\*\*

1 RESOLUTION NO. 2024-02.06.  
2 CHAIRWOMAN REYES: Resolution  
3 No. 2024-02.06.  
4 A Resolution of the Housing Authority  
5 of the City of Hoboken to award a contract for  
6 Monroe Gardens parking lot.  
7 Questions?  
8 COMMISSIONER SEITZMAN: Motion.  
9 COMMISSIONER RUSSO: Second.  
10 CHAIRWOMAN REYES: Questions?  
11 Concerns?  
12 Director, call the vote.  
13 EXECUTIVE DIRECTOR RECKO: Anthony  
14 Forbes?  
15 Andrew Impastato?  
16 COMMISSIONER IMPASTATO: Yes.  
17 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
18 Barbara Reyes?  
19 CHAIRWOMAN REYES: Yes.  
20 EXECUTIVE DIRECTOR RECKO: Michael  
21 Russo?  
22 COMMISSIONER RUSSO: Aye.  
23 EXECUTIVE DIRECTOR RECKO: James  
24 Sanford?  
25 COMMISSIONER SANFORD: No.

1 EXECUTIVE DIRECTOR RECKO: Erica  
2 Seitzman?

3 COMMISSIONER SEITZMAN: Yes.

4 \*\*\*\*\*

5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 RESOLUTION NO. 2024-02.07

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-02.07.

4 A Resolution of the Housing Authority  
5 of the City of Hoboken to purchase a utility vehicle  
6 and accessories.

7 Motion?

8 COMMISSIONER SEITZMAN: Motion.

9 COMMISSIONER RUSSO: Second.

10 EXECUTIVE DIRECTOR RECKO: And I would  
11 like to --

12 CHAIRWOMAN REYES: Questions and  
13 concerns? I think we have --

14 EXECUTIVE DIRECTOR RECKO: I would like  
15 to add, because a question came up in public  
16 session. I would like Sammy to talk to us about the  
17 use of this vehicle and what kind of vehicle it will  
18 be.

19 Sammy?

20 MR. FERMAINT: Good evening, everyone.  
21 The reason we're purchasing --

22 EXECUTIVE DIRECTOR RECKO: Just look at  
23 us.

24 MR. FERMAINT: The reason we're  
25 purchasing this vehicle is smaller. It's more

1 compact.

2 EXECUTIVE DIRECTOR RECKO: What kind of  
3 vehicle is it?

4 MR. FERMAINT: It's a Kubota. We've  
5 purchased two of them already. I want to downsize  
6 on our vehicles because they're actually big.  
7 Maintenance on them is very harsh on us. The  
8 Kubotas are less maintenance and we can just have  
9 someone come on-site, take care of them on-site, we  
10 don't have to send them out. They don't -- if we go  
11 off terrain, which is, excuse me, on top of our  
12 sidewalks that we need to pretreat for the winter,  
13 and have our guys not having to pull themselves onto  
14 a 250, I mean, we're not young guys, so it's a  
15 smaller vehicle, lower to the floor, and it will  
16 give us more bang for the buck.

17 CHAIRWOMAN REYES: Thank you.

18 EXECUTIVE DIRECTOR RECKO: You're  
19 very --

20 COMMISSIONER IMPASTATO: I have a  
21 question.

22 EXECUTIVE DIRECTOR RECKO: Yes.

23 MR. FERMAINT: Yes.

24 COMMISSIONER IMPASTATO: Are we -- you  
25 mentioned downsizing vehicles, are we selling, like,

1 an older pickup truck that maybe might not be as  
2 efficient to pay for this or to downsize?

3 MR. FERMAINT: Yes, we're actually  
4 trying to -- right now we have, if I'm not mistaken,  
5 I think it's a 2001 Ram, that vehicle has no  
6 tailgate to it. My guys are using it. A dashboard  
7 is cracked. I mean, it's beat down by the sun as  
8 you see, it sits outside. It's a 2001, we're in  
9 2024 and we're still using that truck.

10 COMMISSIONER RUSSO: I'm sorry to  
11 interrupt. I think the question was more are we  
12 selling the trucks like that to try to make --

13 MR. FERMAINT: Well, normally, once we  
14 windows purchase, we get rid of one to -- I send it  
15 to Emil, he'll put it out for bid, and they take it  
16 from here.

17 COMMISSIONER RUSSO: Right. Okay.

18 EXECUTIVE DIRECTOR RECKO: We put it  
19 out for bid.

20 CHAIRWOMAN REYES: Oh, okay.

21 COMMISSIONER IMPASTATO: Okay. So we  
22 are --

23 MR. FERMAINT: For auction. I'm sorry.

24 COMMISSIONER IMPASTATO: Once we  
25 purchase this, we then are going to take out, like,

1 one of those clunky trucks --

2 MR. FERMAINT: Correct.

3 COMMISSIONER IMPASTATO: -- that we  
4 find on the list of bills every week for thousands  
5 of dollars.

6 MR. FERMAINT: Exactly.

7 COMMISSIONER IMPASTATO: So that's the  
8 purpose here, right? Is that what we're doing?

9 MR. FERMAINT: Yes.

10 COMMISSIONER IMPASTATO: Which would  
11 be --

12 MR. FERMAINT: I'm sorry to interrupt,  
13 but it also helps us outside on our parking, you  
14 know, we have a lot of residents, 250s, at least  
15 with three Kubotas we can take up one spot.

16 COMMISSIONER IMPASTATO: Yeah, it  
17 makes --

18 (Simultaneous crosstalk.)

19 MR. FERMAINT: We got two F-150s taking  
20 various spots. I mean, again, the diesel gives us  
21 more time on road, the gas is going up. I mean,  
22 it's just the best way for us to go. It's smaller,  
23 compacted, the City's doing it, not only the City,  
24 my town is doing it. It's just the best way to go  
25 right now other than electric.

1 CHAIRWOMAN REYES: Smarter.  
2 COMMISSIONER RUSSO: Great.  
3 COMMISSIONER IMPASTATO: Okay. Great.  
4 CHAIRWOMAN REYES: Thank you.  
5 COMMISSIONER IMPASTATO: Thank you.  
6 MR. FERMAINT: You're welcome.  
7 CHAIRWOMAN REYES: Director.  
8 Manny, I hope that answers your  
9 question.  
10 Director, call the vote.  
11 EXECUTIVE DIRECTOR RECKO: Anthony  
12 Forbes?  
13 Andrew Impastato?  
14 COMMISSIONER IMPASTATO: Yes.  
15 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
16 Barbara Reyes?  
17 CHAIRWOMAN REYES: Yes.  
18 EXECUTIVE DIRECTOR RECKO: Michael  
19 Russo?  
20 COMMISSIONER RUSSO: Aye.  
21 EXECUTIVE DIRECTOR RECKO: James  
22 Sanford?  
23 COMMISSIONER SANFORD: No.  
24 EXECUTIVE DIRECTOR RECKO: Erica  
25 Seitzman?



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

COMMISSIONER SEITZMAN: Yes.

\*\*\*\*\*

1 RESOLUTION NO. 2024-02.08  
2 CHAIRWOMAN REYES: Resolution  
3 No. 2024 --  
4 ATTORNEY H. FITZPATRICK: Madam Chair.  
5 CHAIRWOMAN REYES: Sure.  
6 ATTORNEY H. FITZPATRICK: If I may.  
7 CHAIRWOMAN REYES: Absolutely.  
8 ATTORNEY H. FITZPATRICK: If you look  
9 at your meeting package, you will see that this next  
10 resolution actually has blanks in it. It is not  
11 going to be considered tonight. My advice would be  
12 not even to introduce it.  
13 CHAIRWOMAN REYES: Okay.  
14 ATTORNEY H. FITZPATRICK: It would be  
15 postponed until the next meeting.  
16 CHAIRWOMAN REYES: Okay. Thank you.  
17 Thank you.  
18 COMMISSIONER IMPASTATO: Which one is  
19 it?  
20 COMMISSIONER RUSSO: 2.08.  
21 CHAIRWOMAN REYES: 2.08.  
22 COMMISSIONER IMPASTATO: What's the  
23 title? I'm sorry. I don't have it in front of me.  
24 CHAIRWOMAN REYES: I'm sorry.  
25 EXECUTIVE DIRECTOR RECKO: Resolution

1 to award a contract for Harrison Gardens interior  
2 stairwell renovations.

3 COMMISSIONER IMPASTATO: Got it.

4 Thanks.

5 CHAIRWOMAN REYES: Thank you.

6 \*\*\*\*\*

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 RESOLUTION NO. 2024-02.09.  
2 CHAIRWOMAN REYES: Resolution  
3 No. 2024-02.09.  
4 A Resolution of the Housing Authority  
5 of the City of Hoboken to reject all bids for  
6 Harrison Gardens physical security enhancements.  
7 COMMISSIONER RUSSO: Motion.  
8 COMMISSIONER SEITZMAN: Second.  
9 CHAIRWOMAN REYES: Questions?  
10 Concerns?  
11 Director, call the vote.  
12 EXECUTIVE DIRECTOR RECKO: Anthony  
13 Forbes?  
14 Andrew Impastato?  
15 COMMISSIONER IMPASTATO: Yes.  
16 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
17 Barbara Reyes?  
18 CHAIRWOMAN REYES: Yes.  
19 EXECUTIVE DIRECTOR RECKO: Michael  
20 Russo?  
21 COMMISSIONER RUSSO: Aye.  
22 EXECUTIVE DIRECTOR RECKO: James  
23 Sanford?  
24 COMMISSIONER SANFORD: Abstain.  
25 EXECUTIVE DIRECTOR RECKO: Erica

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Seitzman?

COMMISSIONER SEITZMAN: Yes.

\*\*\*\*\*

1 RESOLUTION NO. 2024-02.10

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-02.10.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to award contracts for our  
6 Resident Services Programs providers.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRWOMAN REYES: Questions?  
10 Concerns?

11 EXECUTIVE DIRECTOR RECKO: I had  
12 mentioned this earlier.

13 CHAIRWOMAN REYES: I think we went over  
14 this in detail when Danny spoke, so call the vote,  
15 Director.

16 EXECUTIVE DIRECTOR RECKO: Anthony  
17 Forbes?

18 COMMISSIONER IMPASTATO: I'm sorry.  
19 I'm sorry. There's just -- I had one question. I  
20 think I didn't hear that one part when you guys went  
21 over it, but what are the -- are there any -- are we  
22 renting a field to any adult services?

23 CHAIRWOMAN REYES: No, we're not  
24 renting that I'm aware of.

25 EXECUTIVE DIRECTOR RECKO: Well, first

1 of all, we're not renting at all --

2 CHAIRWOMAN REYES: Yes. Absolutely.

3 EXECUTIVE DIRECTOR RECKO: -- to any  
4 services.

5 COMMISSIONER IMPASTATO: Okay. This  
6 is -- these are the nonprofits that are going to --

7 COMMISSIONER RUSSO: Partners.

8 EXECUTIVE DIRECTOR RECKO: That's  
9 correct.

10 COMMISSIONER IMPASTATO: -- for -- got  
11 it. Thank you.

12 CHAIRWOMAN REYES: Uh-huh. So,  
13 Director, call the vote.

14 EXECUTIVE DIRECTOR RECKO: Anthony  
15 Forbes?

16 Andrew Impastato?

17 COMMISSIONER IMPASTATO: Yes.

18 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
19 Barbara Reyes?

20 CHAIRWOMAN REYES: I would like to vote  
21 yes and abstain to one, which is HOPES, because I  
22 currently work with them.

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.

7 ATTORNEY H. FITZPATRICK: Okay. We  
8 have a technical problem. That --

9 COMMISSIONER IMPASTATO: This might be  
10 a technicality, but I don't know if -- I might be  
11 wrong here, but can you do that, Barbara? I don't  
12 know if you can just abstain to one of the -- I  
13 think you should just abstain to the whole thing.

14 CHAIRWOMAN REYES: I don't have a  
15 problem with abstaining to the whole thing.

16 ATTORNEY H. FITZPATRICK: Let me  
17 finish. Let me finish, Commissioner Impastato,  
18 because it's more complicated than that. If,  
19 indeed, what the Chair was proposing, which is to  
20 consider the HOPES one separately, that can be done.

21 CHAIRWOMAN REYES: Okay.

22 ATTORNEY H. FITZPATRICK: But --

23 COMMISSIONER IMPASTATO: Okay.

24 ATTORNEY H. FITZPATRICK: -- let's just  
25 use a theoretical example.



1                   COMMISSIONER IMPASTATO: Just making  
2                   sure. I'm sorry for interrupting.

3                   ATTORNEY H. FITZPATRICK: No, that's  
4                   all right. Let's just use a theoretical example.  
5                   Anything that the Chair abstains on is not an  
6                   affirmative vote. That would mean we only have  
7                   three affirmative votes on whatever it may be that  
8                   you're voting on.

9                   CHAIRWOMAN REYES: Okay.

10                  ATTORNEY H. FITZPATRICK: That  
11                  resolution will not pass.

12                  CHAIRWOMAN REYES: Okay.

13                  ATTORNEY H. FITZPATRICK: If you're  
14                  proposing to abstain on HOPES, which is totally  
15                  appropriate, the first thing we should do is amend  
16                  the resolution to remove HOPES.

17                  CHAIRWOMAN REYES: Uh-huh.

18                  ATTORNEY H. FITZPATRICK: Vote on the  
19                  rest of it or else the entire list fails.

20                  CHAIRWOMAN REYES: I'm okay with that.  
21                  I don't think that would be an issue.

22                  COMMISSIONER IMPASTATO: Yes, right,  
23                  right. That makes it. But then HOPES won't get  
24                  approved.

25                  CHAIRWOMAN REYES: Not this month.

1           Could we carry it over into the next month? I don't  
2           think --

3                         EXECUTIVE DIRECTOR RECKO: Yes, we can.

4                         CHAIRWOMAN REYES: We will still  
5           service the Authority.

6                         COMMISSIONER IMPASTATO: I think that's  
7           cleanest version. That's what I was getting at.  
8           Okay.

9                         EXECUTIVE DIRECTOR RECKO: I agree.

10                        COMMISSIONER RUSSO: If I may, why  
11           would it not pass? Isn't an affirmative vote the  
12           majority of the Commissioners present at the  
13           meeting?

14                        ATTORNEY H. FITZPATRICK: Who am I to  
15           interpret the infinite wisdom of the New Jersey  
16           Legislature?

17                        CHAIRWOMAN REYES: Let's --

18                        ATTORNEY H. FITZPATRICK: The Housing  
19           Authority statute, over and above things that you  
20           may otherwise be familiar with, and I'm fully aware  
21           of the cases and the law that deal with the question  
22           of abstentions in general --

23                        COMMISSIONER RUSSO: Right.

24                        ATTORNEY H. FITZPATRICK: -- requires  
25           that no matter what, there be four affirmative, and

1 that means has to be yes, votes for a resolution to  
2 pass at a Housing Authority.

3 COMMISSIONER RUSSO: Understood.

4 ATTORNEY H. FITZPATRICK: And in the  
5 days when there were only five and then six  
6 Commissioners and then ultimately the seventh was  
7 added in 1976, it became a little easier. You can  
8 imagine how difficult it was when there were five,  
9 somebody being absent could raise the issue.  
10 Nothing I can do about it. That's what the law  
11 says.

12 COMMISSIONER RUSSO: Understood.

13 ATTORNEY H. FITZPATRICK: The law was  
14 rewritten again when it was reintroduced in a  
15 different form in 1992, and it has always had four  
16 affirmative votes, and it is not going to permit  
17 three votes and an abstention to pass a resolution.

18 COMMISSIONER RUSSO: Understood.

19 CHAIRWOMAN REYES: So can we just do  
20 that? I'm asking my colleagues here on the Board,  
21 can we remove HOPES, put it on a different  
22 resolution, so that we can vote on the other  
23 providers? I don't think that it's -- I think  
24 everybody is in agreement that, you know, these  
25 are --

1                   ATTORNEY H. FITZPATRICK: Well, my  
2 advice, Madam Chair, if you get the consent of the  
3 appropriate number of Commissioners, is to propose  
4 that the resolution be amended to remove HOPES.

5                   CHAIRWOMAN REYES: Okay. Can we do  
6 that?

7                   ATTORNEY H. FITZPATRICK: You can vote  
8 on that amended resolution and then you can  
9 determine how you want to handle HOPES at some  
10 future point.

11                   CHAIRWOMAN REYES: Thank you.

12                   COMMISSIONER SANFORD: Wait just a  
13 second. Just for the sake of clarity, the  
14 resolution had a vote, and it failed.

15                   COMMISSIONER RUSSO: It failed,  
16 correct.

17                   COMMISSIONER SANFORD: So wouldn't  
18 there just have to be a motion to reconsider?

19                   COMMISSIONER RUSSO: Yes, correct.

20                   CHAIRWOMAN REYES: Can we have a motion  
21 to reconsider?

22                   COMMISSIONER RUSSO: Motion to  
23 reconsider. Pending -- actually a motion to  
24 reconsider and amend the resolution. The amendment  
25 would be to remove HOPES from the list of partners.

1 CHAIRWOMAN REYES: Uh-huh.

2 COMMISSIONER RUSSO: So I'll make a  
3 motion to do that.

4 COMMISSIONER SEITZMAN: Second.

5 CHAIRWOMAN REYES: Okay. Can we call  
6 the vote, Director?

7 EXECUTIVE DIRECTOR RECKO: Anthony  
8 Forbes?  
9 Andrew Impastato?

10 COMMISSIONER IMPASTATO: Yes.

11 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
12 Barbara Reyes?

13 CHAIRWOMAN REYES: Yes.

14 EXECUTIVE DIRECTOR RECKO: Michael  
15 Russo?

16 COMMISSIONER RUSSO: Aye.

17 EXECUTIVE DIRECTOR RECKO: James  
18 Sanford?

19 COMMISSIONER SANFORD: Yes.

20 EXECUTIVE DIRECTOR RECKO: Erica  
21 Seitzman?

22 COMMISSIONER SEITZMAN: Yes.

23 CHAIRWOMAN REYES: Thank you.

24 COMMISSIONER RUSSO: On the amended  
25 version of the --

1 CHAIRWOMAN REYES: Of the resolution,  
2 Director? So the amended version, which would  
3 remove HOPES from the list.

4 Questions? Concerns?

5 Director, call the vote.

6 EXECUTIVE DIRECTOR RECKO: Can we have  
7 a motion and a second?

8 CHAIRWOMAN REYES: Motion?

9 (Simultaneous crosstalk.)

10 COMMISSIONER SEITZMAN: Second.

11 CHAIRWOMAN REYES: It's late, Director.

12 EXECUTIVE DIRECTOR RECKO: I know.

13 CHAIRWOMAN REYES: So the motion is?

14 COMMISSIONER RUSSO: I made the motion.

15 CHAIRWOMAN REYES: And Andrew, I think,  
16 made the second.

17 EXECUTIVE DIRECTOR RECKO: And seconded  
18 it.

19 Anthony Forbes?

20 Andrew Impastato?

21 COMMISSIONER IMPASTATO: Yes.

22 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
23 Barbara Reyes?

24 CHAIRWOMAN REYES: Yes.

25 EXECUTIVE DIRECTOR RECKO: Michael

1 Russo?

2 COMMISSIONER RUSSO: Aye.

3 EXECUTIVE DIRECTOR RECKO: James

4 Sanford?

5 COMMISSIONER SANFORD: Yes.

6 EXECUTIVE DIRECTOR RECKO: Erica

7 Seitzman?

8 COMMISSIONER SEITZMAN: Yes.

9 CHAIRWOMAN REYES: Thank you.

10 \*\*\*\*\*

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 CHAIRWOMAN REYES: Resolution No. 20 --

2 oh, wait.

3 (Simultaneous crosstalk.)

4 CHAIRWOMAN REYES: New business?

5 COMMISSIONER RUSSO: Commissioner?

6 COMMISSIONER SANFORD: I've already put  
7 it on the record.

8 COMMISSIONER RUSSO: I want to --  
9 Commissioner, I'm just trying to give you every  
10 opportunity to say what you have.

11 CHAIRWOMAN REYES: Motion to adjourn?

12 COMMISSIONER RUSSO: Motion.

13 CHAIRWOMAN REYES: Second.

14 COMMISSIONER RUSSO: All in favor?

15 CHAIRWOMAN REYES: All in favor?

16 (Unanimous affirmative voice vote taken at  
17 this time.)

18 (Concluded at 9:17 p.m.)

19

20

21

22

23

24

25



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

19 \*\*\*\*\*  
20  
21  
22  
23  
24  
25