

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  
MARCH 14, 2024  
7:00 P.M.

---

HELD IN PERSON AT  
220 ADAMS STREET  
HOBOKEN, NEW JERSEY

BEFORE:

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

---

APPEARANCES:

FITZPATRICK & WATERMAN, ESQS.,  
BY: MATTHEW 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 (VIA ZOOM)  
DANIEL PEREZ

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

I N D E XAGENDAPAGE

|                               |    |
|-------------------------------|----|
| ROLL CALL                     | 3  |
| READING OF ANNOUNCEMENTS      | 3  |
| PUBLIC COMMENTS               | 10 |
| EXECUTIVE DIRECTOR'S COMMENTS | 15 |

RESOLUTIONS

|                       |     |
|-----------------------|-----|
| Resolution 2024-03.01 | 47  |
| Resolution 2024-03.02 | 49  |
| Resolution 2024-03.03 | 57  |
| Resolution 2024-03.04 | 59  |
| Resolution 2024-03.05 | 59  |
| Resolution 2024-03.06 | 59  |
| Resolution 2024-03.07 | 91  |
| Resolution 2024-03.08 | 93  |
| Resolution 2024-03.09 | 95  |
| Resolution 2024-03.10 | 97  |
| Resolution 2024-03.11 | 99  |
| Resolution 2024-03.12 | 111 |
| Resolution 2024-03.13 | 113 |
| Resolution 2024-03.14 | 137 |
| Resolution 2024-03.15 | 143 |
| Resolution 2024-03.16 | 146 |
| Resolution 2024-03.17 | 148 |
| Resolution 2024-03.18 | 151 |

1                   CHAIRWOMAN REYES: I would like to  
2                   advise those present that notice of this regular  
3                   meeting of the Housing Authority of the City of  
4                   Hoboken has been provided to the public in  
5                   accordance with the provisions of the Open Public  
6                   Meetings Act. Notice of this regular monthly  
7                   March 4th meeting was given by publication of the  
8                   annual meeting notice of the Authority with  
9                   amendments as necessary, was sent to the Jersey  
10                  Journal and Star Ledger on Monday, March 5, 2024,  
11                  and sent to the city clerk of Hoboken on Monday,  
12                  March 4, 2024, with a copy of the agenda to be  
13                  posted on the aforementioned bulletin board in city  
14                  hall, Hoboken Library, and Hoboken Police  
15                  Department, and posted on the Authority website on  
16                  Monday, March 4, 2024.

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

21                  EXECUTIVE DIRECTOR RECKO: Roll call?

22                  CHAIRWOMAN REYES: Roll call, Director.

23                  EXECUTIVE DIRECTOR RECKO: Roll call.

24                  Anthony Forbes?

25                  Andrew Impastato?

1 COMMISSIONER IMPASTATO: Present.

2 EXECUTIVE DIRECTOR RECKO: Barbara

3 Reyes?

4 CHAIRWOMAN REYES: Here.

5 EXECUTIVE DIRECTOR RECKO: Michael

6 Russo?

7 COMMISSIONER RUSSO: Here.

8 EXECUTIVE DIRECTOR RECKO: James

9 Sanford?

10 Erica Seitzman?

11 COMMISSIONER SEITZMAN: Present.

12 CHAIRWOMAN REYES: Okay.

13 Before we start, I just would like for  
14 us to have a moment of silence. If you don't know,  
15 we lost one of our Commissioners this past month,  
16 Mr. Aaron Lewit. So if we could just have a moment  
17 of silence.

18 (Moment of silence at this time.)

19 CHAIRWOMAN REYES: Okay. Thank you.

20 I know that we -- some of the  
21 Commissioners here present would like to say  
22 something regarding Aaron. I have something to say,  
23 so we're just going to take a few minutes to kind of  
24 memorialize Mr. Lewit.

25 We all say life is not fair and this

1           could not be more true today. Aaron was not only a  
2           colleague on this Board, he was a friend to many  
3           here as well. Aaron's passing brought to light so  
4           many accomplishments and ways he gave back, not only  
5           to the Hoboken community, but all across the  
6           country. His heart was pure, filled with a need to  
7           help others, and even when his health took a turn  
8           for the worse, it did not stop him.

9                         Personally, reflecting on the past  
10           three and a half years since my return to this  
11           Board, I must admit that initially I did not have a  
12           relationship with Aaron. In my community there's  
13           often a lack of trust towards individuals that are  
14           not from here. Our community usually questions  
15           their intentions and their motives. Many perceive  
16           those individuals as threats to our homes and our  
17           livelihood. However, my perception of Mr. Lewit  
18           prior to being placed on the Board could not have  
19           been more wrong.

20                        From the moment I joined the Board, he  
21           extended a warm welcome, embraced me with open arms,  
22           and supported me. Upon assuming the role of  
23           Chairwoman, Aaron not only provided unwavering  
24           support, but also instilled confidence in me during  
25           my moments of doubt. My only regret today is not



1 many causes that we share, and it's very hard. It's  
2 heartbreaking for the Board, for the community, for  
3 the family, for me personally. But it was never  
4 enough. He never, like I said at the memorial,  
5 there was never enough projects. He always wanted  
6 more and he -- and no matter how hard it is for us,  
7 we will continue in his honor and memory.

8 EXECUTIVE DIRECTOR RECKO: Thank you.

9 And I'd like to read into the record  
10 something I put up on our website in Aaron's honor.

11 We at HHA mourn the passing of  
12 Commissioner Aaron Lewit on February 27th. As we,  
13 at our -- as we are at our first Board  
14 Commissioners, we deeply mourn because we've lost a  
15 man that was so totally dedicated to HHA's mission  
16 of bringing quality housing to the low and moderate  
17 income populations of Hoboken and beyond. I cannot  
18 fully express the sadness that our Commissioners  
19 staff, and many HHA residents since that faithful  
20 day of Aaron's passing from this world.

21 CHAIRWOMAN REYES: Can we please have  
22 silence? Thank you.

23 EXECUTIVE DIRECTOR RECKO: As HHA's  
24 Executive Director, I've worked with Aaron closely  
25 on projects both big and small. I valued the wisdom

1           that he provided based on his many years of devoting  
2           his life both professionally and personally to  
3           improving the community in which he lived and loved.  
4           I often turned to him for guidance, and for that  
5           guidance I will always be in his debt.

6                         Yet even more, HHA as an organization  
7           striving for excellence is in Aaron's debt. He  
8           brought insight, he brought integrity, honesty,  
9           rationality, and perspective to his role as an HHA  
10          Commissioner. If there is something about housing  
11          that he did not know, he would make it his duty to  
12          find out. If there's a difficult issue in front of  
13          the Board, I would watch and learn as he brought an  
14          honest and well thought out proposal to solve the  
15          issue to the table, and always, always with the best  
16          interests of HHA residents, both current and future,  
17          at the forefront of his thoughts.

18                        As our thoughts and prayers have gone  
19          out to Aaron's wife and life partner, Lynn, and his  
20          son, Nathaniel, we know that Aaron Lewit will be  
21          remembered and honored in HHA by all that knew and  
22          loved him.

23                        Aaron you will be missed.

24                        And having said that, I would like to  
25          propose a toast, if you would, in Aaron's memory.



1                   Here's to you, Aaron, for our first  
2 meeting without you.

3                   (Honor toast at this time.)

4                   EXECUTIVE DIRECTOR RECKO: That's apple  
5 juice, by the way. So thank you all for all of your  
6 insight. If there's anything else.

7                   CHAIRWOMAN REYES: Commissioner Russo.

8                   COMMISSIONER RUSSO: Thank you, Madam  
9 Chair.

10                  In the days after Aaron's passing, you  
11 know, I fought the urge to really speak about it.

12                  I knew Aaron on many different levels  
13 and for quite some time, and there were times we  
14 agreed and disagreed, but he was a man of true  
15 integrity, true caring. He was a man who always  
16 wanted to see the best for everyone, didn't matter  
17 who you were.

18                  This body has always been a sacred  
19 place for me. I've always tried to avoid any  
20 political craziness that's happened in the city here  
21 at the Housing Authority. For me it's very special.  
22 As you know and as you've seen, when I'm at a  
23 Council meeting, I'm very much involved in many  
24 conversations at that dais, and my actions here are  
25 quite different because here we became a family.

1 Here we are a family.

2 Every day -- every day since Aaron's  
3 passing, I think about him and his family, and how  
4 they have been involved in this community in so many  
5 ways. Aaron did everything and anything he could to  
6 make this place a better place, not just for his  
7 family, but for ours, and I can't say enough about  
8 how he became a true friend to me and how I became a  
9 friend to him.

10 I will think about him always and I  
11 will always pray for his soul and his family and we  
12 are sorely going to miss him not only for his  
13 knowledge, but for his deep caring of everyone here,  
14 everyone in the city, and beyond.

15 I love you Aaron. Rest in peace.

16 CHAIRWOMAN REYES: Thank you.

17 I think we can let the public speak.

18 Adrienne Rawlins.

19 MS. RAWLINS: R-A-W-L-I-N-S.

20 A-D-R-I-E-N-N-E.

21 The Housing Authority has dedicated  
22 four different areas to very close people, friends  
23 of the Housing Authority: Mr. Boyd, Ms. Braxton,  
24 Ms. Colon, and Mrs. Forbes. Once this project  
25 starts and these buildings are replaced, how is the

1           Housing Authority going to keep that, keep it, I  
2           don't know, make sure that those memorials stay in  
3           place, the Kyelia's Way. I don't know how that's  
4           going to be, you know, redone, whatever, but we need  
5           to keep that going and make sure that it remains and  
6           it's not --

7                           CHAIRWOMAN REYES: Lost.

8                           MS. RAWLINS: Thank you. Lost.

9                           Again, people keep -- I don't know  
10          who's doing it, someone keeps kicking the back door  
11          of 560 Marshall, it makes my kitchen and my bedroom  
12          vibrate every single night. It's continuous. And  
13          it's still not getting -- I don't know what you guys  
14          are going to do, I don't know how for you're going  
15          to take care of that, but it's sometimes as early as  
16          6:00 o'clock and as late as 10 p.m. and beyond. And  
17          I know complaints have gone in but I see nothing  
18          being done because it keeps happening.

19                          We also need a residents' rights. I  
20          have a document at home that it's prepared by  
21          another state, but it's a residents' rights, it's  
22          not something that's taken out of the lease, pieces  
23          of the lease done, as your book has done, it's just  
24          something completely different. And actually it's  
25          just better explained.

1                   What is going on with the Residents and  
2 Self Sufficiency grant and what is it for and how is  
3 it going to benefit the Housing Authority?

4                   And I know this is not going to go over  
5 with -- well with employees, but maybe once a week  
6 or every two weeks the office is open till at least  
7 8:00 o'clock, and then -- once every two weeks and  
8 then on the weekend, so that the people that work  
9 during the week don't have to take time off. If you  
10 don't have vacation and sick time you're losing  
11 money, and to take time off to come and take care of  
12 the lease or whatever situation it is, I think it  
13 would be fair for the residents if the Housing  
14 Authority, it's twice a month, once on a week night  
15 and once during the weekend on a Saturday. Because  
16 we need it. Thank you.

17                   CHAIRWOMAN REYES: Thank you, Adrienne.  
18 Vanessa Falco.

19                   MS. FALCO: Good evening. Everybody.  
20 I wasn't able to make any of the services, memorial  
21 services for Aaron, so I just wanted to come here  
22 tonight to feel the spirit because I knew that -- I  
23 feel that he is here, he's with us. And so I also  
24 would like to offer my condolences. I had the  
25 pleasure of working with him. We would have lunch

1 multiple times, we would talk about the Housing  
2 Authority, we would talk about his commitment to  
3 seeing change, to working hard towards change, he  
4 was frustrated some days because he wanted  
5 actionable items, he wanted to see results. He  
6 didn't want to just talk, he wanted to look and see  
7 change and growth, and, most importantly,  
8 development.

9 He was not happy about the conditions  
10 that, you know, residents live in, and he worked  
11 really hard to see that improvements were made and  
12 any contribution that he could make to move things  
13 along more quickly, dedicate his time, he was more  
14 than willing to do that. And so I just agree with  
15 you all that we really lost a great, not only  
16 person, but Commissioner, who was dedicated to this  
17 community and seeing it be improved. And so he will  
18 be missed, he will be missed.

19 And to that end, I would just like to  
20 say the other point that I'm here for is that, as  
21 you all know, I am the head of the Division of  
22 Housing, so -- for the City of Hoboken, so I receive  
23 multiple, multiple, multiple requests, Frank and I  
24 talk about this all the time, from senior citizens,  
25 from, you know, people that are not senior citizens.

1 But the most heart-wrenching for me are -- is when I  
2 get calls from seniors that are afraid to be in the  
3 community that they live in, they don't feel safe,  
4 they are not comfortable.

5 Last month we lost two senior citizens,  
6 Diane Stewart and Aleja, I don't know her last name,  
7 but I've known her all my life. Padilla, yeah. And  
8 both of those individuals, for example, I've  
9 received messages from them. So the daughter  
10 would -- her daughter would contact me about, you  
11 know, the fact that -- and I think I've even spoke  
12 to you, Director, about it and Frank also -- that  
13 she lived on -- in a second-floor walk-up unit, and  
14 she wasn't able to walk up. She did eventually get  
15 transferred to a more feasible unit for herself.

16 Diane Stewart. She constantly  
17 complained about, you know, her living conditions,  
18 the mold in the apartment, she felt that it  
19 contributed to her bad health. And so I just want  
20 to encourage you all to -- I know that it's hard,  
21 but somehow we need to figure out a way that we  
22 prioritize our seniors and their needs. As we can  
23 see, tomorrow isn't guaranteed, and that could be  
24 for all of us, but for seniors, for sure, we really  
25 have to find away to make their living conditions

1 better. It's a priority. And I know that you all  
2 do the best that you can, but I think that we have  
3 to figure out a way to do just a little bit more.

4 Yeah. And so I hope that everyone can  
5 continue in the spirit of Aaron, work  
6 collaboratively together and accomplish the goals  
7 that we are set out to do. Thank you.

8 CHAIRWOMAN REYES: Thank you, Vanessa.

9 That's it. Director, your report?

10 EXECUTIVE DIRECTOR RECKO: Thank you,  
11 everybody. Once again, I start my report, I would  
12 be remiss if I did not mention the sad passing of  
13 our colleague, Aaron. And the other thing I'll say  
14 is that I just got over a cold and I hope my voice  
15 holds out throughout the entire report.

16 COMMISSIONER RUSSO: We don't mind if  
17 you cut it short.

18 EXECUTIVE DIRECTOR RECKO: Yeah yeah,  
19 right. Andrew would have a problem with a shortened  
20 report, though. Right, Andrew? Yeah.

21 We have continued to be focused on our  
22 Hoboken Housing Forward Initiative project-based  
23 vouchers issues. Of course, regular daily  
24 maintenance. We must remember that that  
25 redevelopment process is a step-by-step process,

1 we're building that foundation, often as the most  
2 important part of the building, and we're laying  
3 that foundation for our future success. Yes,  
4 sometimes it's frustrating that it doesn't go  
5 faster, but we must build that strong foundation.

6 (Commissioner Sanford enters the proceedings  
7 at 7:23 p.m.)

8 CHAIRWOMAN REYES: We're working with  
9 the City in instituting the required environmental  
10 studies for our properties. We've spent quite a bit  
11 of time with the City folks on this. We've got to  
12 do what's called a Part 58 in order to do our grant  
13 applications. So we've had another group meeting  
14 this month that includes the city planning  
15 department, city attorneys, our attorney, the HUD  
16 Washington and field office representatives, to make  
17 sure those could be completed as soon as possible.  
18 And I think we're almost to the end of that effort.

19 Harold Fitzpatrick and HHA staff have  
20 had our follow-up meetings with our development  
21 attorneys, Reno and Cavanaugh. We're going over our  
22 proposed RFPs and plans with them, and we would  
23 thing that in the very near future we'll be able to  
24 actually be publishing the RFP for our development  
25 partners. We'll make sure that gets around so you



1 can take a look at them before that actually  
2 happens. But it really is starting to bear  
3 fruition -- come to a fruition point here.

4 We are in process with the Enterprise  
5 HUD team and Reno and Cavanaugh doing that  
6 redevelopment -- that RFP for a redevelopment  
7 partner. The enterprise HUD team has recommended  
8 that I move up my schedule on hiring a development  
9 and/or construction director, and we're working on  
10 that job description now. We are continuing our  
11 regular meetings with the Enterprise HUD and our HHA  
12 team.

13 Our contract with our consultant for  
14 future capital needs is finalized, and they're  
15 getting their start at taking a look at their  
16 capital needs plan for the Housing Authority's  
17 future as we go through redevelopment. And we are  
18 also with them going through projecting our  
19 management needs and positioning and in 2023 and  
20 beyond, because after all, as we start this process  
21 and go through different phases, we are still going  
22 to have buildings to manage. We are still going to  
23 have our existing housing stock. So we're working  
24 on our ten-year plan on how we're going to be  
25 approaching our capital funds.

1                   Project-based vouchers. With an  
2 anticipated approval of an amendment to our Housing  
3 Choice Voucher admin plan tonight that's before you,  
4 we'll be ready to publish the RFPs for project-based  
5 vouchers no later than the end of March. And we'll  
6 probably beat that timeline, we would think, within  
7 the next week or so.

8                   We've worked closely with the state  
9 Veterans Administration to create an RFP for our  
10 VASH vouchers that meets both the VA and HUD  
11 requirements. The VA has thoroughly reviewed our  
12 proposals and are in concurrence with the document.

13                   We continue to work closely with the  
14 HPD and residents. Management has worked  
15 continually with our security guard service, and we  
16 have seen some improvements, but we still have some  
17 issues.

18                   I continue to meet with residents on a  
19 personal basis and I continue to say, residents, if  
20 you want to come and see me, come and see me.  
21 Residents and staff, come on and see me. Vanessa,  
22 step in so you don't have to come here. But I  
23 know -- because I met with ten residents family this  
24 past month and will continue to do that at any time  
25 so we can solve your problems.

1                   Housing for Hoboken met on  
2                   February 27th, they were brought up to speed on our  
3                   Hoboken Housing Forward initiatives.

4                   On our special capital projects, the  
5                   defensible space fencing will be out to bid this  
6                   month for behind our buildings from 208 Harrison 400  
7                   Marshall. We're going to be doing backyard  
8                   defensible spacing that goes back to the light rail,  
9                   this would include fencing off and securing the  
10                  playground areas as well as preventing access to the  
11                  PS&G transformer region, which is a hangout spot.  
12                  This work is being funded through a safety and  
13                  security grant that we achieved last year from HUD.

14                  We are awaiting a date from PS&G to  
15                  increase the gas pressure for the emergency  
16                  generator replacement at Christopher Columbus and  
17                  Adams Gardens, so that project has been around for a  
18                  while, and the final step is getting PS&G to  
19                  increase our gas pressure, and so the engineers are  
20                  working with them. We hope to have that done soon.

21                  And as many of you know, the lights  
22                  went out today at Adams, so there was a transformer  
23                  that blew up in the street, so Adams went down  
24                  today. Our temporary emergency generator kicked in  
25                  and worked fine, so yay, we were prepared even

1           though our final generator isn't in because we're  
2           waiting for PSE&G. We are very happy to say that  
3           our temporary generator kicked in and worked.

4                       The replacement of boilers at 655 6th  
5           Street, 501 Marshall, 540 Marshall, and 320 Marshall  
6           is in punch list status, and the work on the Monroe  
7           boiler replacement has started and is in process.

8                       Our request for you to increase camera  
9           coverage is in front of you for your approval  
10          tonight. That is funded through CDBG. We can talk  
11          more when we get to that resolution.

12                      As part of the special allocation of  
13          capital funding, we've got some things in front of  
14          you tonight. We've got security camera installation  
15          at Harrison Gardens on each floor and the rooftop  
16          and the stairwells. Yay, that's finally getting  
17          awarded. Actually, not finally, it's gone well.  
18          Hallway and stairwell refurbishments are also in  
19          front of you tonight.

20                      I've been working with the City of  
21          Hoboken on planned renovations and additions to the  
22          Mama Johnson field. The city is proposing two major  
23          initiatives at the field. The addition of a  
24          scorekeeper box behind home plate. It will be a  
25          raised box, so folks, the scorekeepers could be up

1           there and watching the games, making sure they're  
2           good; and then, two, renovations of our postal  
3           building there to include restrooms. So we're now  
4           putting permanent restrooms into that postal  
5           building, and that will have some of the mailboxes  
6           remain there, but also the mailboxes that are there  
7           that are from the furthest away buildings, like 200  
8           block of Harrison, we can build -- we can then build  
9           postal areas there, so folks don't have to walk all  
10          the way down to the field to pick up their mail. So  
11          that's all in process now. We're working with the  
12          City's engineering firm on that proposal. Those  
13          should be to you soon for you to take a look at.

14                         Management. We're working on the full  
15          institution of our HOTMA regulations. Those have  
16          been to be in place before January 1st of next year.  
17          We are working on policy revisions for that and  
18          resident and staff training and reconfiguring of our  
19          software. We have been attempting training of staff  
20          on those issues.

21                         We ask that any resident that knows of  
22          an illegally parked vehicle report that location of  
23          that vehicle to their manager. Please don't  
24          hesitate. If you know somebody has left a vehicle,  
25          please call and we'll take care of it.

1                   And I am going to give my voice a rest  
2                   and ask Mr. Merchand to talk to you about occupancy  
3                   and rent collection issues with our vacancy rates  
4                   and our account aging reports on finances.

5                   So, Frank, I'm going to happened it  
6                   over to you.

7                   (Commissioner Forbes enters the proceedings  
8                   via Zoom at 7:31 p.m.)

9                   CHAIRWOMAN REYES: Before Mr. Merchand  
10                  starts, can the record show that Commissioner  
11                  Sanford as well as Commissioner Forbes are now here.

12                  EXECUTIVE DIRECTOR RECKO: Thank you.

13                  MR. MERCHAND: Okay. So I want to  
14                  start by, first of all, I really want to thank the  
15                  team in the way we have reached a milestone that  
16                  we've pushing for in PIC that is not easy to get.  
17                  We have been -- we need to have 95 in PIC, and that  
18                  is not -- that has nothing to do with vacancy, it's  
19                  a reporting tool in HUD, and PIC is how HUD receives  
20                  the information that we get from each family, right.

21                  So as part -- as you guys know, over  
22                  the last couple of years we did software conversion,  
23                  and there was -- a lot of it was what had to be  
24                  submitted to HUD. So we've finally broke the 95  
25                  that we needed to be at, so that was something that

1 we were working very hard. I want to specifically  
2 thank Yesenia for her effort on that, but as well  
3 all the managers who then -- so she worked alongside  
4 everybody to put this final push through. And we're  
5 not done with that number. I'm not going to  
6 performs you 100 because there's reasons where we  
7 won't be able to get there, but I think we'll be  
8 able to get to 99 in a very short time.

9 Keeping up with the community's -- our  
10 vacancy. So we're officially at 97 percent, right.  
11 And I want to tell you that that number itself is  
12 also something to brag about because as a state, the  
13 State of New Jersey is 92 percent, so we are better  
14 than the state by 5 percent. And so these numbers  
15 that we talk about, they don't change overnight and  
16 they don't happen because one person did one thing,  
17 it happened because everybody starting to work in  
18 sync for a very long period of time, sustained  
19 through, you know, ups and downs that we have that  
20 get thrown our way. So I'll continue to say thank  
21 you to the staff for seeing it through because  
22 that's what gets us there.

23 So the vacancy numbers, just like the  
24 PIC numbers, we're not done with that either, so  
25 there is a lot of units that are going to be leased

1 up this month and we continue to do that.

2 Obviously, I do want to talk about  
3 there will come a time now, unfortunately, I know  
4 that we've been working with families for  
5 downsizing, but that will be the only avenue to  
6 really get to the point where once we are fully  
7 occupied, that's how we're going to be able to get  
8 people to transfer and move to the apartments, we  
9 might ask a family.

10 So we have about 150 families at least  
11 we need to be right sized. So that makes it  
12 difficult because obviously we don't have 150  
13 vacancies, right? So the only way to do this is as  
14 per needed now, so we're doing to be working with  
15 families a little by little.

16 But the real news there is that we are  
17 at 97 percent occupancy. And that shows -- it  
18 starts to be a cumulative effect in how the  
19 buildings are kept and how things are operating  
20 because empty apartments are not good for anybody,  
21 right. So it's a waste of a source that we have  
22 here for families and it's a laws of revenue. So as  
23 we get the new families and new families are paying,  
24 hopefully that helps with the tenant accounts  
25 receivable.



1           Tenant account receivable continues to  
2           be where we need the most help from the residents.  
3           We've offered repayment agreements, we've offered  
4           now second round of repayment agreements. Every  
5           month I provide the Board with a snapshot that  
6           includes the amount of families that are in  
7           repayment agreements. That number went down by 30  
8           this month, and it's not because people paid their  
9           repayment agreement, it's because now they've  
10          default on their repayment agreement, and  
11          unfortunately they've now are the families that are  
12          going to the front of the court line.

13                 We continue to work with the attorneys  
14                 on our monthly letters and going to court for  
15                 accounts receivable. Obviously, in court we will  
16                 have a final opportunity to enter into an agreement  
17                 with families, and that's why we're really hoping to  
18                 get to the point where we just need folks to enter  
19                 into an agreement and then maintain it. You have to  
20                 pay it.

21                 So that is the general outlook on that.  
22                 But as the Director mentioned, some of the things  
23                 that we need to focus on right now is HOTMA. So  
24                 HOTMA is changes that are happening to -- that we  
25                 will have to make changes to our admin plan and our

1 ACOP. So the Board will be seeing new admin plans  
2 to be reviewed and to comment on. Because they're  
3 going to be significant changes, they're going to  
4 need us a time to be reviewed by the public and they  
5 need time to be reviewed by HUD.

6 And, Director, our deadline is  
7 October 1st, so we need to get to that deadline.  
8 That is our fiscal year and that's by the fiscal  
9 year we must be in HOTMA compliance. So part of it  
10 is a little bit more training with the staff, part  
11 of it is a little more education with the residents,  
12 and part of it is the work that we're going to do  
13 with our partners in Enterprise and with HUD that  
14 are also assisting us in the rewrite of the HOTMA  
15 regulations into our admin plan.

16 The other thing, I would be remiss if I  
17 didn't thank all of our residents at Adams and  
18 Monroe for what I thought was a very awesome  
19 response to our NSPIRE inspections. NSPIRE  
20 inspections came with a lot of heartburn --

21 COURT STENOGRAPHER: Excuse me one  
22 second. Could you just...

23 MR. MERCHAND: Obviously, we're used to  
24 be known that every year we have are regular REAC  
25 inspections, we do our in-house inspections, but as

1 part of the NSPIRE, it changed the module of the  
2 inspection process, and it's more focused on the  
3 inside of the unit. Therefore, a lot more onus came  
4 onto the tenants and we needed their help. We had a  
5 meeting in both Adams and Monroe. We handed out  
6 some literature, we spoke. We were able to, with  
7 Sammy's team, be able to afford some assistance in  
8 moving some of those items that were blocking  
9 egress. All in all, we don't have the results yet,  
10 but we are hopefully that -- we know it was a  
11 significant improvement from last year anyway, but  
12 we can't wait to get the actual numbers so that we  
13 can bring it to you and take that next step into the  
14 NSPIRE.

15 And like we mentioned to the residents,  
16 and our hope is that we get to the point that we are  
17 NSPIRE ready all the time, not at time of  
18 inspection, and the only way that that's going to  
19 happen is with every resident working with us and  
20 with good communication from our manager, which is  
21 the perfect segue.

22 I don't know if everyone here already  
23 knows, but we have had some new appointments and  
24 changes of who is in what buildings, but I would  
25 like to start with Adams and Monroe.

1                   So Yolanda Sissoko is our new manager  
2                   for Adams and Monroe, and as part of her new role  
3                   here as a manager, it's how we're going to be  
4                   communicating with residents and how we're going to  
5                   be working with -- with staff to just provide more  
6                   communication and more accessibility to their units  
7                   and to their needs, right? We want to, with  
8                   Yolanda, get the community rooms buzzing. We need  
9                   them buzzing with programs, with activities. This  
10                  is a resource that's being, you know, wasted every  
11                  day because these rooms are amazing and they can  
12                  house a lot more in that time.

13                  We have Patricia Colon, who is now  
14                  heading our quality assurance department, and what  
15                  that means is now we are going to have an entire  
16                  department, that's all she does, is double-check  
17                  files all day because, as you know, over the last  
18                  couple of years we've had issues with files, and  
19                  that's the final little piece that we need to clean  
20                  up with the audit, so implementing this double-check  
21                  and quality assurance department, we are going to be  
22                  double-checking a hundred percent of our files. So  
23                  that is no longer a sample, it's no longer, you  
24                  know, just parts of it.

25                  And Patricia, she also is our manager

1           who has been here for the longest with us, she's  
2           been at the most amount of AMPs, so she brings a lot  
3           of experience to her. And the one thing that I've  
4           always seen in Patty and that even folks from HUD  
5           have recognized is her files. So her files are what  
6           are going to be the, let's say, the sample, and  
7           we're going to be uniforming every office to -- so  
8           that when anyone picks up a file, it doesn't matter  
9           what office it came from, it's going to have the  
10          same look. So I know that that was a lot.

11                           And then, last but not least, Lydia  
12          Rodriguez is now in Harrison Gardens because Yolanda  
13          left Harrison and CCG. So congratulations Lydia.  
14          And now we have doublemint spirit, double the fun,  
15          double the pleasure, Maria and Shawna, Andrew  
16          Jackson South and North. You know, we're combining  
17          it. It's Andrew Jackson. The way it's reported in  
18          HUD is one AMP. We separated it.

19                           But, you know -- and I can already tell  
20          you it's only been a couple of weeks since the  
21          change, and I appreciate everyone's willingness and  
22          openness. And what it's doing is allowing new eyes  
23          to look at old problems, and that doesn't mean  
24          anything about the previous person, it just means  
25          that sometimes just changing things around we can

1 all do better. Like Vanessa said, we are always  
2 striving to do better, and no matter how good we  
3 get, we can always do better. And when we get that  
4 good, then the pressure is going to be to stay up  
5 there, so the pressure never leaves. So, but thank  
6 you to everybody, and I want to say --

7 EXECUTIVE DIRECTOR RECKO: Yeah.

8 COMMISSIONER FORBES: Real quick, may I  
9 ask a question, Frank?

10 MR. MERCHAND: Yes.

11 CHAIRWOMAN REYES: Yes.

12 COMMISSIONER FORBES: On the egress  
13 situation, how many apartments do you know that's  
14 blocked in them? Because in my world, the shelter  
15 world, that's a big issue, if we can't get out in an  
16 emergency. So do you know how many apartments are  
17 like that?

18 MR. MERCHAND: So yes, because we did a  
19 hundred percent inspection, we identified all the  
20 apartments that had blocked egress, and then Yolanda  
21 went and did two rows of inspections to see if it  
22 was done, and the folks who were finally not able to  
23 move things, that's when Sammy and team were --  
24 afforded them the manpower to move some of the  
25 items. So at least now we know what those

1           apartments are. They may be good for today, but we  
2           have a feeling that as the days go by, they'll  
3           revert to the way they were. So that's what I was  
4           saying, the constant touch now and the going back to  
5           those apartments is what's going to make the  
6           difference in that egress.

7                           And yes, Rev, those are life saving.  
8           And I know that it was also a point of heartburn to  
9           some of the tenants because their space, how they're  
10          used to it and, you know, if all of a sudden you  
11          have to change a bed or you have to change a dresser  
12          and that's all you have, that's a lot to ask of  
13          somebody. But because the reason why we're asking  
14          for it is it's for their health and safety, I hope  
15          that everybody understands that we're only trying to  
16          make it better for everyone. And sometimes it's  
17          like medicine, it doesn't taste good, but at the end  
18          it's good.

19                           EXECUTIVE DIRECTOR RECKO: And it is  
20          hard when you move in from a house or a four-bedroom  
21          apartment, you move into a one-bedroom or an  
22          efficiency, and you've got your old furniture and  
23          you've got the bed that you had with your husband  
24          for years or your wife, and it just doesn't fit, and  
25          it breaks your heart, it does. But you've got --

1 we've got to make sure you can get out if there's a  
2 fire. And we're not trying to be mean, we just want  
3 to be -- make everybody safe.

4 MR. MERCHAND: And we did have the  
5 inspection --

6 COMMISSIONER FORBES: Absolutely,  
7 absolutely.

8 MR. MERCHAND: While we don't have a  
9 score, I can say that no tenant was hit with blocked  
10 egress. So that was a good thing.

11 EXECUTIVE DIRECTOR RECKO: Excellent.

12 I would just like to make a quick note  
13 on what Frank was saying about reassigning some of  
14 our management staff to other positions, starting  
15 the quality assurance department. And last but not  
16 least, having a brand-new management aide that was  
17 promoted to her first management position,  
18 Ms. Lydia. So I just like to take a moment for us  
19 all to thank our managers and our management aides.

20 (Applause.)

21 EXECUTIVE DIRECTOR RECKO: They're  
22 where the rubber meets the road, right. You guys,  
23 everyday, everyday they're out there working,  
24 working hard for and with our residents, and we  
25 couldn't be an excellent organization without them.



1                   So we continue to work on those  
2 preventative repairs on our boiler room, report is  
3 attached. And basically we're almost to the end of  
4 winter. I know I see some buds coming out. And  
5 Greg Lagrinski, Louie Depra have gotten us through  
6 the winter. It's been interesting at times, but  
7 they in their reports thanks the Board for the  
8 opportunity to have new boiler systems and new  
9 boilers installed. It's helping quite a bit. It's  
10 really making a difference. It's making a  
11 difference in our finances as well.

12                   Now, again, we need to remember, as he  
13 says, a new boiler is great, but then you've got  
14 pipes that go up, you've got radiators, you've got  
15 old return valves and knocking and steam traps and  
16 all of that that are still there, so they're busy  
17 with those. But we've had a good year. We have not  
18 had any major problems this year.

19                   Emil in finance is working on project  
20 close-out, and we are very close to closing that  
21 HMFA grant. Year-end closing for the 2023 audit's  
22 in process. Our housing choice voucher budgets are  
23 being worked on in anticipation of going out for our  
24 RFPs, and our contract management and publication of  
25 RFPs and RFQs is coming out of Emil's shop.

1                   On March 8th we dedicated the 411  
2                   community room for Ms. Annie Forbes. The gathering  
3                   was inspirational and moving as we celebrated the  
4                   life of Ms. Forbes, and I took inspiration from her  
5                   for our future as well. Reverend was -- in many  
6                   ways, Reverend Forbes was the master of ceremonies,  
7                   and it was very moving, Reverend.

8                   CHAIRWOMAN REYES: Rev Forbes?

9                   COMMISSIONER FORBES: I just wanted to  
10                  thank everybody for this honor. It was a great  
11                  honor for us. It wasn't an easy day, but we made it  
12                  through, and the plaque was gorgeous.

13                  EXECUTIVE DIRECTOR RECKO: Beautiful.

14                  COMMISSIONER FORBES: Yeah. Just thank  
15                  you all for this great honor for the family. So  
16                  thank you again.

17                  EXECUTIVE DIRECTOR RECKO: Well, thanks  
18                  to your family for being the great people that you  
19                  are that allow us to have that type of honor given  
20                  to our residents. It's inspiring.

21                  COMMISSIONER FORBES: Yes, yes. And  
22                  she was a true pioneer. She's just one of many, one  
23                  of many soldiers that have left us. So, you know,  
24                  and her being honored for me, is everybody that  
25                  stood with her also was honored, so that's why it

1           meant a little extra special for us because a lot of  
2           people that were not mentioned. That's also  
3           warriors for our HHA.

4                       COMMISSIONER RUSSO: Well said.

5                       EXECUTIVE DIRECTOR RECKO: Thank you,  
6           Rev. It's inspirational. I did kind of jump over,  
7           because Frank had mentioned it, that we did have  
8           last Tuesday, this Tuesday past, two days ago, our  
9           first REAC inspection under that NSPIRE. So we  
10          haven't gotten the results yet. I just want to give  
11          a special thank you to the management. Again, the  
12          management, and to Sammy's and Jackie's staffs.  
13          They worked really hard to make sure we did well in  
14          this inspection. Haven't gotten the results, but I  
15          think we're going to do well, and I really am  
16          impressed with the effort that they put in to make  
17          this happen.

18                      We've got our inspection coming up on  
19          March 26th on Andrew Jackson. That's going to be  
20          our tough one, always our tough one.

21                      I will mention going, before I hand it  
22          over to Daniel Perez for resident services report, I  
23          will mention that our family self sufficiency grant  
24          from HUD was denied. Erica already knows. So  
25          that's a tough grant to get. So the only money

1 they're giving for that grant is when the Housing  
2 Authority someplace else in the country withdraws  
3 and then there's some money available. So very few  
4 are given out. But we'll keep trying and we'll put  
5 back in next year and see were we can do about that  
6 family self sufficiency grant.

7 COMMISSIONER RUSSO: So there weren't  
8 any deficits in the application, it was just because  
9 there wasn't money available?

10 EXECUTIVE DIRECTOR RECKO: There wasn't  
11 the money available.

12 COMMISSIONER RUSSO: Gotcha, okay.

13 EXECUTIVE DIRECTOR RECKO: Yeah, yeah.  
14 So. And once you get that grant, they renew every  
15 year.

16 COMMISSIONER RUSSO: Yeah.

17 EXECUTIVE DIRECTOR RECKO: So the money  
18 just keeps flowing to the ones that got the grant  
19 originally 10 years ago. I run through those  
20 programs and they're great. The management put  
21 money back in our residents' pockets.

22 So I will ask Mr. Perez.

23 MR. PEREZ: Thank you.

24 Hello, everyone. Thank you so much. I  
25 wanted to be brief with some of our programming. As

1           you know, we have a new program provider called Team  
2           Wilderness. They have been making incredible  
3           strides and inroads into Housing Authority families  
4           by providing these wonderful outdoor experiences.  
5           So they're coming back for the spring break from  
6           April 1st to the 5th, reaching out to those young  
7           people between the ages of 12 and 18. And some of  
8           the day trips that they have planned are hiking and  
9           kayaking as well. So as they continue to reach out  
10          to our community, we hope that these events continue  
11          to grow and the participation also grows with many  
12          of our families. So we're working very closely with  
13          them on outreaching to our families that have  
14          children between the agency of 12 and 18 so that way  
15          they can enjoy these amazing experiences through  
16          these wonderful folks at Team Wilderness.

17                        We are also working together with the  
18          city of Hoboken mayor's office as well as Act Now  
19          Foundation to proceed a series of workshops to our  
20          seniors. Right now we started at Fox Hill with  
21          Alzheimer's presentation. Our next series of  
22          workshops is going to focus on depression and  
23          anxiety for our seniors. And this is something that  
24          we're going to do quarterly and, of course, bring to  
25          all of our buildings in order to ensure that all of

1 our resident seniors get this timely and needed  
2 information and workshop and service for them.

3 And, finally, we're working, also, with  
4 Councilman Ruben Ramos as well. Every year, as you  
5 know, he works very hard to ensure that our seniors  
6 can enjoy some great time in Atlantic City. So our  
7 first trip is coming up in April, so we're really  
8 excited for that. We're going to be communicating  
9 that to all of our seniors, first come, first serve.  
10 We have a bus that it's -- that we provide -- excuse  
11 me, that Ruben Ramos provides for free to our  
12 community, so you don't have to pay anything for  
13 that. It's going to be an amazing trip, and we hope  
14 that you can join us again as every year.

15 And I have a special note, also, to  
16 speak on Aaron. You know, not only the work that I  
17 do for Hoboken Housing Authority is the work of  
18 love, it's something that comes, a logistic, you  
19 know, with the work that I do through my church and  
20 other nonprofit organizations that I volunteer with.  
21 So I kind of chatted with Aaron, and he was gracious  
22 enough to be able to donate, you know, lightly used  
23 clothing. And many families, you know, across  
24 Hudson County and also other, you know, New Jersey  
25 counties, and also in the Dominican Republic and

1 Guatemala benefit greatly from, you know, Aaron's  
2 donation. So I'm really, you know, happy for his  
3 work and everything that he did and the lives that  
4 he touched, not just at the Housing Authority, but  
5 also families that he will never meet, you know,  
6 were also changed and transformed and touched by  
7 Aaron's, you know, good nature, and also, you know,  
8 kindness.

9 So I really, you know, will definitely  
10 miss him and mourn for him. And one more thing  
11 that, you know, Aaron and I, we tried to push, which  
12 is something that we struggled with a little bit,  
13 was ensuring that all of our seniors had access to  
14 the water, you know, because of transportation, and  
15 other issues, many of our seniors are not able to go  
16 to the waterfront, so this is something that  
17 hopefully we'll be able to continue to push with the  
18 City in terms of providing, you know, transportation  
19 to our seniors so that that way, especially during  
20 the warmer months, they will be able to enjoy the  
21 amazing waterfront.

22 And, also, I want to thank also Mayor  
23 Ravi Bhalla. He actually surprised us today at  
24 Monroe Gardens by showing up and celebrating with us  
25 our St. Patricks day event, so really thank him for,

1           you know, coming through and being part, you know,  
2           of the celebration. Thank you so much.

3                         EXECUTIVE DIRECTOR RECKO: Thank you  
4           for your good work, Daniel.

5                         And that concludes my report for  
6           tonight.

7                         CHAIRWOMAN REYES: Director, so I just  
8           have a question.

9                         COMMISSIONER FORBES: I'm sorry, I have  
10          a question for Danny.

11                        CHAIRWOMAN REYES: Go ahead,  
12          Commissioner Forbes.

13                        COMMISSIONER FORBES: Daniel, I didn't  
14          hear the Labor Day barbecue for the residents.

15                        MR. PEREZ: Yeah. So usually,  
16          Commissioner, I tend to -- I tend to announce those  
17          maybe closer to the event, but yes, we did speak,  
18          and we have coordinated, Reverend Forbes, an amazing  
19          event for the residents of Christopher Columbus and  
20          the larger community for May 26th. It's going to be  
21          a community barbecue, so everyone is invited to  
22          that. So we're going to get more information out.  
23          It is already on the Google calendar. Anyone that  
24          has access to the Google calendar will be able to  
25          see that information. But we'll be able to get more



1 word out, you know, as we get closer to that event.

2 COMMISSIONER FORBES: I was -- thank  
3 you, I'm just a little excited. I (indiscernible),  
4 my friend, so I'm a little excited.

5 MR. PEREZ: Gotcha, gotcha.

6 COMMISSIONER FORBES: But everybody is  
7 invited, though.

8 COMMISSIONER RUSSO: You can't beat my  
9 ribs, Rev.

10 COMMISSIONER FORBES: Hey, listen, my  
11 ribs are so good you might want to smack somebody.

12 (Laughter.)

13 CHAIRWOMAN REYES: So, Director, my  
14 question.

15 COMMISSIONER FORBES: Thanks, Danny.

16 CHAIRWOMAN REYES: During your report,  
17 you reported some changes that the City graciously  
18 wants to do at the Mama Johnson field.

19 EXECUTIVE DIRECTOR RECKO: Yes.

20 CHAIRWOMAN REYES: My question now  
21 becomes how does that change our MOU with them and  
22 will there be any changes?

23 EXECUTIVE DIRECTOR RECKO: Yes, we're  
24 talking to HUD about that now because we're going to  
25 have to an MOU that's approved by HUD, and we're

1 going to have talk about when this -- before the  
2 construction goes forward, what might be the changes  
3 in the use of the field. I don't see many. I mean,  
4 I think the process we have right now of the city's  
5 allowed to have their time, and then whatever time  
6 they don't use we use, that works. And I don't see  
7 a reason that we need to change that process. I  
8 think that process works well right now. And even  
9 though the field is going to be better, it's the  
10 same field.

11 CHAIRWOMAN REYES: I just want to make  
12 sure that that's -- I'll be totally honest. As a  
13 resident here, I am not for changing that MOU that  
14 we currently have.

15 EXECUTIVE DIRECTOR RECKO: Okay.

16 CHAIRWOMAN REYES: I don't feel -- I  
17 feel that that field was made for the Housing  
18 Authority, for the residents of the Housing  
19 Authority. And yes, I understand that we have an  
20 MOU with them and they use the field, I just don't  
21 want them to, kind of, the truth of the matter is I  
22 don't want them to come in and take it over. It  
23 belongs on our residents, our residents should have  
24 the first choice, should be the first choice to  
25 utilize that field. So --

1 EXECUTIVE DIRECTOR RECKO: I agree.

2 CHAIRWOMAN REYES: -- I just want to  
3 make that perfectly clear.

4 EXECUTIVE DIRECTOR RECKO: I like that,  
5 Ms. Chairman, and I pledge to you that you will have  
6 full transparency with any talks on that and we'll  
7 bring it to the committee, we'll bring it to the  
8 Board, there will be nothing that you will not like.

9 CHAIRWOMAN REYES: Thank you. I  
10 appreciate that.

11 EXECUTIVE DIRECTOR RECKO: Thank you.

12 CHAIRWOMAN REYES: And another question  
13 is about the parking situation.

14 EXECUTIVE DIRECTOR RECKO: Uh-huh.

15 CHAIRWOMAN REYES: I was just  
16 wondering, do we have a timeline on when we will be  
17 actually assigning these, the actual spots? And I'm  
18 saying it for a reason, because I -- again, the  
19 parking lots that have the -- that are closed in and  
20 they need access are okay for the most part. Those  
21 that don't have the, you know, that are open,  
22 basically, anybody can go in there and park, and I  
23 know I personally have witnessed still in our  
24 parking lot where I live where they park there, get  
25 on the light rail, leave, come back, and they don't



1 and then we got hint that it came in. But as soon  
2 as REAC -- right now we're closing out Adams and  
3 Monroe, right. After that we just got Andrew  
4 Jackson. As soon as that's done, I believe that we  
5 have everything in place to just kind of move  
6 forward with that. And I agree with you, it's going  
7 to be better for us and its going to be better for  
8 you guys.

9 EXECUTIVE DIRECTOR RECKO: And we'll be  
10 numbering every spot.

11 CHAIRWOMAN REYES: Nice.

12 EXECUTIVE DIRECTOR RECKO: And your ID  
13 card will have that parking spot number on the ID  
14 card, so you will be able to come to us, the police,  
15 whoever, here's my card, that's my spot, there's a  
16 car in there, tow them.

17 CHAIRWOMAN REYES: Okay.

18 EXECUTIVE DIRECTOR RECKO: So and then  
19 last but not least, we are doing some parking lot  
20 renovations. So springtime is here, so now we can  
21 jump on some of this numbering and some of the  
22 painting and things we need to do. But it's on our  
23 mind too, Chairman.

24 CHAIRWOMAN REYES: Okay. I'm sorry,  
25 sorry, Mike. Another thing is I know I spoke to you

1 about the bricks in front of 220 Harrison with the  
2 snow, are we working on that, on repairing that? It  
3 just looks so terrible.

4 EXECUTIVE DIRECTOR RECKO: Yeah, we'll  
5 get top very, very soon.

6 CHAIRWOMAN REYES: Okay.

7 EXECUTIVE DIRECTOR RECKO: I promise.

8 CHAIRWOMAN REYES: Okay, thank you.

9 Does anybody have any questions? You  
10 don't have any questions? Okay. So.

11 COMMISSIONER FORBES: I just want to  
12 say, Mr. Russo, I'm going to be reaching out to you  
13 for some help on that barbecue, sir.

14 COMMISSIONER RUSSO: Any time, my man.  
15 But you're not getting my rib recipe.

16 (Laughter.)

17 CHAIRWOMAN REYES: So, okay, so I guess  
18 now we can move on to resolutions? Yes?

19 \*\*\*\*\*

20

21

22

23

24

25

1 RESOLUTION 2024-03.01  
2 CHAIRWOMAN REYES: Okay. Resolution  
3 No. 2024-03.01.  
4 Resolution of the Housing Authority of  
5 the City of Hoboken to approve the meeting minutes  
6 for February 8, 2024, regular Board meeting.  
7 COMMISSIONER SEITZMAN: Motion.  
8 COMMISSIONER RUSSO: Second.  
9 EXECUTIVE DIRECTOR RECKO: Any  
10 discussion?  
11 CHAIRWOMAN REYES: I'm sorry.  
12 Questions? Concerns?  
13 Andrew, you have questions?  
14 COMMISSIONER IMPASTATO: No, I'm just  
15 ready to vote.  
16 CHAIRWOMAN REYES: Oh, okay. No  
17 questions or concerns. Director?  
18 EXECUTIVE DIRECTOR RECKO: Anthony  
19 Forbes?  
20 COMMISSIONER FORBES: Yes.  
21 EXECUTIVE DIRECTOR RECKO: Andrew  
22 Impastato?  
23 COMMISSIONER IMPASTATO: Yes.  
24 EXECUTIVE DIRECTOR RECKO: Barbara  
25 Reyes?

1 CHAIRWOMAN REYES: Yes.  
2 EXECUTIVE DIRECTOR RECKO: Michael  
3 Russo?  
4 COMMISSIONER RUSSO: Aye.  
5 EXECUTIVE DIRECTOR RECKO: James  
6 Sanford?  
7 COMMISSIONER SANFORD: 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. 2024-03.02

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-03.02.

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

7 COMMISSIONER SEITZMAN: Motion.

8 COMMISSIONER RUSSO: Second.

9 CHAIRWOMAN REYES: Questions?

10 Concerns?

11 COMMISSIONER SANFORD: Yes.

12 CHAIRWOMAN REYES: Sure.

13 COMMISSIONER SANFORD: For the sake of  
14 civility, brevity, not getting into anything --

15 COURT STENOGRAPHER: Not getting into  
16 any?

17 COMMISSIONER SANFORD: Not getting into  
18 anything, I would request that line item ten on  
19 page 1, monthly contractual expenses Fitzpatrick &  
20 Waterman, services rendered as general legal  
21 counsel, special legal counsel, tenant issues --

22 COURT STENOGRAPHER: I'm sorry, I'm  
23 just having a problem hearing you. I'm sorry.  
24 Special legal counsel?

25 COMMISSIONER SANFORD: Oh, yeah, the

1 mike.

2 Special legal counsel, tenant issues,  
3 NJHMFA grant, and the RAD, January and February of  
4 2024, in the amount of \$28,383.00, I'd ask that we  
5 take this line item out of the list of bills and  
6 vote on it at the next meeting.

7 CHAIRWOMAN REYES: I mean, does anyone  
8 else agree? No one agrees.

9 COMMISSIONER RUSSO: No, I'm  
10 comfortable voting on it.

11 CHAIRWOMAN REYES: Yeah.

12 COMMISSIONER SANFORD: Okay.

13 CHAIRWOMAN REYES: Are you comfortable?

14 COMMISSIONER SANFORD: If --

15 CHAIRWOMAN REYES: Any other questions?

16 COMMISSIONER SANFORD: Yeah. If we're  
17 not going to take it out, then I do have to ask a  
18 few questions --

19 CHAIRWOMAN REYES: Sure.

20 COMMISSIONER SANFORD: -- on this line  
21 item.

22 I have requested the itemized invoicing  
23 from the Fitzpatrick law firm. Matt, are you aware  
24 of those requests?

25 ATTORNEY M. FITZPATRICK: I am,

1 Commissioner.

2 COMMISSIONER SANFORD: Thank you. And  
3 I have gone through all of the documents, and I only  
4 have up until January 4th of 2024, which covers the  
5 December billing. This list of bills is for January  
6 and February of this year. I presume it wasn't  
7 included just because of its being recent.

8 ATTORNEY M. FITZPATRICK: That question  
9 probably would be more appropriately directed  
10 towards the executive director because the request  
11 was made of the executive director, and the response  
12 that you received came from the executive director.

13 COMMISSIONER SANFORD: Okay.

14 ATTORNEY M. FITZPATRICK: In accordance  
15 with Board policy.

16 COMMISSIONER SANFORD: Okay. So  
17 Director Recko -- is it simply that I just did not  
18 request the January and February of this year?

19 EXECUTIVE DIRECTOR RECKO: Yeah. Yeah.

20 COMMISSIONER SANFORD: The initial  
21 request from two weeks ago?

22 EXECUTIVE DIRECTOR RECKO: I gave -- I  
23 responded to you with everything that I had at the  
24 time I responded to you.

25 COMMISSIONER SANFORD: Okay. Okay. So

1           this is just one of the challenges of this policy  
2           that was recently enacted by the Board. You know, I  
3           would like to have the itemized billing before the  
4           meeting before I'm asked to vote on counsel's  
5           billing, and I'd like -- I'd simply like to have  
6           that before we vote on it.

7                         CHAIRWOMAN REYES: Commissioner Sanford  
8           I think, then, if that's what you would like, I  
9           would then send an e-mail to the director stating  
10          that. I think that when the original e-mail went  
11          out, it didn't specify specifically that, that you  
12          wanted an itemized bill for every item, an itemized  
13          bill for every, I guess, billing period that they  
14          were going to bill us. But I'm pretty sure if you  
15          put that in writing to the director, the director  
16          will then make sure that it's asked of Fitzpatrick's,  
17          and I believe it shouldn't be a problem for it to be  
18          released.

19                        COMMISSIONER SANFORD: So in order to  
20          have the backup documentation for any item on the  
21          agenda, you're saying I need to put a request in  
22          writing two weeks in advance? If I understand the  
23          Board policy?

24                        EXECUTIVE DIRECTOR RECKO: Yeah, I  
25          would ask that you do that, yes.

1                   COMMISSIONER SANFORD: So in the  
2 instance of, and we'll get to it, there's additional  
3 resolutions that are before this Board where they  
4 were just added to the agenda, I mean, I can't vote  
5 on those items without having any of the backup  
6 information for that, whether it's a list, whether  
7 it's itemized billing, or whether it's the details  
8 of each resolution or extension, that this is  
9 becoming a little challenging to manage.

10                   CHAIRWOMAN REYES: I think I understand  
11 what you're saying from your point of view, but I  
12 think maybe having played a role in the committees  
13 would have you have a better understanding of all  
14 the resolutions that are in front of you.  
15 Unfortunately, because you're not currently a part  
16 of any of the committees, it kind of makes it  
17 difficult for the information to get to you, which  
18 is why you are having trouble, I guess, getting the  
19 backup of what you're requesting.

20                   COMMISSIONER SANFORD: Uh-huh. So  
21 we've had many public meetings where I've requested  
22 this information. I understand, it's public, it's  
23 verbal.

24                   CHAIRWOMAN REYES: Uh-huh.

25                   COMMISSIONER SANFORD: You want me to

1 put i tin writing, I will put it in writing.

2 CHAIRWOMAN REYES: Uh-huh.

3 COMMISSIONER SANFORD: Director and  
4 Counsel, would it be sufficient if I were to put  
5 into writing that I would request your legal billing  
6 in perpetuity for as long as I'm a Commissioner, at  
7 least 24 hours or 48 hours or however many days in  
8 advance which is comfortable for you, so that I can  
9 have this information before I vote on your billing?

10 EXECUTIVE DIRECTOR RECKO: Yeah, and I  
11 think that should be directed to me. Yes.

12 COMMISSIONER SANFORD: Okay.

13 EXECUTIVE DIRECTOR RECKO: Yes.

14 COMMISSIONER SANFORD: All right.

15 CHAIRWOMAN REYES: Thank you.

16 Director.

17 COMMISSIONER SANFORD: I will make that  
18 request in writing. Thank you.

19 CHAIRWOMAN REYES: Thank you.

20 Is there anything further? Oh, sure,  
21 Madam Vice-Chair.

22 COMMISSIONER SEITZMAN: Thank you. So  
23 I've been to quite a few conferences throughout the  
24 last two years and you know, in these conferences,  
25 you meet a lot of Commissioners and you sit and

1 talk, and I showed them our Board packet, and they  
2 were like -- they said to me, wow, you actually --  
3 they don't -- they don't let people speak without  
4 getting questions ahead of time, and they do not get  
5 this much information. Most of the people that I  
6 was speaking to. Say it's a Delta five, like about  
7 five different -- five to ten. So I was -- I was  
8 super impressed and very thankful that everything is  
9 here. And, of course, if we have to tweak, we  
10 tweak. But this is not somewhere where we're not  
11 getting the information standard to across the  
12 country.

13 CHAIRWOMAN REYES: Thank you.

14 COMMISSIONER SANFORD: I would just  
15 like to say, Vice-Chair Seitzman, you're welcome.  
16 You know, a lot of my past colleagues and I, in the  
17 wake of former Director, Executive Director Carmelo  
18 Garcia, we had a lot of information withheld, and we  
19 made sure that going forward these agendas would be  
20 filled with as much information as possible because  
21 all of our meetings are supposed to be transparent.  
22 And you're welcome.

23 CHAIRWOMAN REYES: Thank you. Thank  
24 you, Commissioner Sanford. We appreciate that.

25 Are there any further questions or

1 concerns on the bills?

2 If there isn't, can we please call the  
3 vote, Director?

4 EXECUTIVE DIRECTOR RECKO: Anthony  
5 Forbes?

6 COMMISSIONER FORBES: Yes.

7 EXECUTIVE DIRECTOR RECKO: Andrew  
8 Impastato?

9 COMMISSIONER IMPASTATO: Oh, sorry,  
10 yes.

11 COMMISSIONER FORBES: Barbara Reyes?  
12 CHAIRWOMAN REYES: Yes.

13 EXECUTIVE DIRECTOR RECKO: Michael  
14 Russo?

15 COMMISSIONER RUSSO: Aye.

16 EXECUTIVE DIRECTOR RECKO: James  
17 Sanford?

18 COMMISSIONER SANFORD: No.

19 EXECUTIVE DIRECTOR RECKO: Erica  
20 Seitzman.

21 COMMISSIONER SEITZMAN: Yes.

22 \*\*\*\*\*  
23  
24  
25



1 RESOLUTION NO. 2024-03.03

2 CHAIRWOMAN REYES: Resolution  
3 No. 2024-03.03.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to amend its housing voucher  
6 program, HCVP Administrative Plan, to allow for  
7 project-based vouchers.

8 COMMISSIONER RUSSO: Motion.

9 COMMISSIONER SEITZMAN: Second.

10 CHAIRWOMAN REYES: Questions?  
11 Concerns?

12 Call the vote, Director.

13 EXECUTIVE DIRECTOR RECKO: Anthony  
14 Forbes?

15 COMMISSIONER FORBES: Yes.

16 EXECUTIVE DIRECTOR RECKO: Andrew  
17 Impastato?

18 COMMISSIONER IMPASTATO: Yes.

19 EXECUTIVE DIRECTOR RECKO: Barbara  
20 Reyes?

21 CHAIRWOMAN REYES: Yes.

22 EXECUTIVE DIRECTOR RECKO: Michael  
23 Russo?

24 COMMISSIONER RUSSO: Aye.

25 EXECUTIVE DIRECTOR RECKO: James

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

Sanford?

COMMISSIONER SANFORD: No.

EXECUTIVE DIRECTOR RECKO: Erica

Seitzman?

COMMISSIONER SEITZMAN: Yes.

\*\*\*\*\*

1 RESOLUTION NOS. 2024-03.04, 2024-03.05 & 2024-03.06

2 CHAIRWOMAN REYES: Resolution  
3 No. 2024-03.04.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to reopen its housing voucher  
6 program waitlist for two-bedroom units with respect  
7 to project-based vouchers at Fox Hills.

8 COMMISSIONER SEITZMAN: Motion.

9 COMMISSIONER RUSSO: Second.

10 CHAIRWOMAN REYES: Questions?  
11 Concerns?

12 COMMISSIONER SEITZMAN: I have one  
13 question.

14 CHAIRWOMAN REYES: Sure, absolutely,  
15 Vice-Chair.

16 COMMISSIONER SEITZMAN: Can you walk  
17 everybody through the process of how that goes so  
18 people understand?

19 EXECUTIVE DIRECTOR RECKO: I'd be glad  
20 to.

21 COMMISSIONER SEITZMAN: Thank you, sir.

22 EXECUTIVE DIRECTOR RECKO: Frank, you  
23 want to take it?

24 COMMISSIONER FORBES: Thank you,  
25 Vice-Chair for that. I get that question, I get

1           that question a lot as well.

2                         EXECUTIVE DIRECTOR RECKO:    Sure.

3                         MR. MERCHAND:    So the very first step  
4           is we have the opening of the wait list, which is  
5           happening from April 1st through April, I believe,  
6           5th.    So during that period the wait list is open,  
7           folks can go to our website, and there will be an  
8           application portal.  As soon as you come to our  
9           website it will say "apply here."  Once they get  
10          there, the very first thing it asks someone is to  
11          provide basic information of themselves, and then  
12          you create an account and you open up an  
13          application.

14                        As you noticed, you're already on the  
15          second resolution.  For each resolution, there's  
16          three total for today, there's three waiting lists.  
17          So the three waiting lists are going to be for  
18          different folks.  Some people might be able to  
19          qualify for all of them, but in particular, so let's  
20          say the one that we're talking about right now,  
21          which is vouchers at Fox -- project-based at Fox  
22          Hill, we're opening up only for the two-bedroom size  
23          there.  So in this particular wait list, you would  
24          have to be either disabled or a senior, right,  
25          because it's a senior disabled building.

1                   When someone first applies, they're  
2 going to get basically what would be considered a  
3 lottery ticket, it's a pre-application, not an  
4 application number. That pre-application, then, at  
5 the end of the wait list period, a certain amount of  
6 time goes by, and then we run a lottery. The  
7 lottery's run by the -- we have a third party, which  
8 is our software company, it's a function through  
9 we've invited last year, we had some Commissioners  
10 present, it's a very, non-exiting function, they  
11 just basically run --

12                   COMMISSIONER RUSSO: Hit a button.

13                   MR. MERCHAND: -- but we like to  
14 memorialize it in a way so that everybody sees what  
15 it is. And then what happens after that lottery is  
16 that if we have, let's say, for example, a thousand  
17 people apply for this particular one that we're  
18 talking about at Fox Hill, unfortunately, we're only  
19 looking for 50 right now, right. So what it would  
20 do is it would first mix the lottery and it gets the  
21 50 people, and then those 50 people then are placed  
22 in that lottery based on their preferences.

23                   The Board has made one of the  
24 preferences Hoboken being one of the heavier  
25 weights. Obviously, we know veterans come first,

1           regardless, so our veterans come first, our Hoboken  
2           residents come next, and then there's a couple of  
3           other preferences that can be selected.

4                        The preferences, when you go on the  
5           website and you go to select it, you're going to get  
6           a pop-up that tells you what that preference that  
7           you're selecting is so that you can understand it  
8           because some of these preferences are a little  
9           convoluted. I know that that's something that we're  
10          going to work on when we do the revision of the  
11          admin -- of the admin plan for Section 8. We've  
12          already done that process in public housing, where  
13          we already streamlined the resolutions and there's  
14          only four. We're going to get to that number when  
15          we change.

16                       But at that point, once the lottery has  
17          been run, placement has been done, a letter would go  
18          out to the folks who did not make it, and the letter  
19          goes out to the folks that did make it with a link  
20          so that they can then track their own placement on  
21          the waiting list. A person would then -- so as  
22          folks are now calling us from -- that have been on  
23          our current waiting list, rather than give them the  
24          number, which we can, we give them access to the  
25          portal so that they can check that all day long if

1           they want. They can go in there and see as it  
2           changes and moves.

3                         We are in the process, while we're  
4           awaiting the new thing, we're doing a purge to make  
5           sure that all the folks that did apply still are  
6           interested and that they're still viable people  
7           before we put the new names on it. And we are  
8           taking a few extra steps this time around,  
9           specifically clarifying the preferences, because  
10          folks, in the eagerness to apply, they just select  
11          things, and maybe they don't necessarily have that.  
12          In particular, listen, the Hoboken one is one a very  
13          heavy preference, right, so if we're going to give  
14          you a heavy preference, you need to have proof of  
15          it. You must be on the lease, and that's where some  
16          people are getting snagged. Maybe they do live in  
17          Hoboken but they're not on the lease. So, you know,  
18          that's a little bit of a touchy situation.

19                        But as far as another one I'd like to  
20          touch on is displaced. I know that a lot of folks  
21          feel that if displaced not only means that you're  
22          not in the apartment, if you meet our definition of  
23          "displaced," it's someone that was displaced due to  
24          a natural disaster, a fire or a flood or a  
25          government action that happened. Most of our

1 families who are displaced, maybe they got into an  
2 argument with a family member and they moved out,  
3 that is not going to give them that preference.  
4 And, unfortunately, when someone gets called, that's  
5 when we have to kind of like make sure that you have  
6 your proof of your information.

7 So I hope that that answers it, or it  
8 might have brought up more questions. So if you  
9 have questions.

10 ATTORNEY M. FITZPATRICK: Can I clarify  
11 one thing, Frank, and then add one thing, please?

12 MR. MERCHAND: Yes.

13 ATTORNEY M. FITZPATRICK: The first is  
14 to clarify. So correct me if I'm wrong, Frank, I  
15 don't want to put words in your mouth. So the way  
16 this lottery would be run is, under your example,  
17 there would be a thousand applicants,  
18 pre-applicants. Lottery would be run to select 50  
19 randomly. At that point those 50 pre-applicants  
20 would be kept, and the other 950 pre-applicants who  
21 were not selected in the lottery, those  
22 pre-applications would be discarded.

23 MR. MERCHAND: Correct.

24 ATTORNEY M. FITZPATRICK: At that  
25 point, preferences indicated would be applied. They



1 would not be applied prior to the lottery being run  
2 and the 50 pre-applicants being selected.

3 COMMISSIONER RUSSO: So I have a  
4 question on that. Didn't we discuss that those  
5 preferences would be applied first? So, for  
6 example, say there's only a hundred people that  
7 apply, and 50 of them have the Hoboken preference  
8 but 50 of them do not, and by the strangest  
9 imagination, the 50 that do not have a Hoboken  
10 preference are selected in that random drawing.  
11 You're actually taking -- you're now -- you're now  
12 displacing a Hoboken resident, which we're asking to  
13 give a preference to, and we're not actually giving  
14 them a preference because they didn't make it in  
15 this random lottery.

16 I've always felt, and I expressed at  
17 these meetings, that the preference should always be  
18 applied prior to that lottery.

19 CHAIRWOMAN REYES: Lottery.

20 COMMISSIONER RUSSO: Because if we do  
21 have 50 Hoboken residents, they should all apply,  
22 they should all be qualified for the random drawing  
23 that would rank them for their housing. That is why  
24 we're doing -- that is why we're doing the  
25 preference, right, so that we house Hoboken

1 residents.

2 MR. MERCHAND: I want to give you one  
3 example, Commissioner. So --

4 COMMISSIONER RUSSO: Please.

5 MR. MERCHAND: -- in the first list  
6 that we did, we had 8,000 applicants.

7 COMMISSIONER RUSSO: Right.

8 MR. MERCHAND: So to get 8,000  
9 applicants to come in with all their paperwork prior  
10 to doing the lottery, and most people -- and we're  
11 only looking for 50, we're going to spend thousands  
12 of dollars in time to get people to come in, and  
13 then at the end of the day we still have to run the  
14 lottery. But what I'm getting at is if we have  
15 8,000 people to lift the burden, to get all those  
16 people to qualify, then we would to wait months and  
17 months and months to get through that amount of  
18 people to get the numbers to run the lottery, which  
19 is something that --

20 CHAIRWOMAN REYES: So there is a -- so  
21 when we do the lottery, right, because I sat in on  
22 one, is there any way that prior to doing that  
23 maybe, I don't know, maybe there's a system, maybe  
24 we're not using it correct system, or maybe we're  
25 not doing something correctly, but if there's an

1 application, and I know that every Board member  
2 here, or the majority of the Board members here, our  
3 concern is that we want to continue to house Hoboken  
4 residents first. We're not saying let's not let  
5 other people in, but let's, you know, let's help our  
6 people first, right, our city first.

7 Is there a way that when they're  
8 completing the application, that if they're -- what  
9 I'm trying to say, you understand, like, if you're  
10 filling out the application, we want Hoboken  
11 residents, is there a way that when that application  
12 is submitted it could -- their preference being a  
13 Hoboken resident would automatically put them into  
14 the lottery? Not that it chooses them for the  
15 lottery, but it would put them in the rank for the  
16 lottery. Do you -- am I -- am I -- maybe I'm not  
17 explaining it right.

18 COMMISSIONER RUSSO: Or to -- I think  
19 the simplest answer -- I'm sorry to cut you off.

20 CHAIRWOMAN REYES: No, no, it's fine.

21 COMMISSIONER RUSSO: I think the  
22 simplest answer would be to choose that preference  
23 on the application, you must upload your lease or  
24 you must provide that documentation --

25 CHAIRWOMAN REYES: Residency.

1                   COMMISSIONER RUSSO:  -- at that moment,  
2                   right.  I think -- there's most certainly a way that  
3                   we could do it where it's not as cumbersome as your  
4                   concern is.  Again, I think that's the easiest way.  
5                   Like when the city of Hoboken, when we apply for a  
6                   parking permit, you upload your documents, it's that  
7                   easy, right.  Like, it doesn't take any more effort  
8                   by staff because the resident, or those an aspiring  
9                   to be a resident, would have to do that legwork to  
10                  make sure that it's uploaded to the portal so that  
11                  we have that information.  And if they do not upload  
12                  it to the portal, then they are no longer on that  
13                  preference.  Right.

14                  So same thing with a veteran status.  
15                  If I'm a veteran, I have to upload my documents, I  
16                  have to make sure that you know I'm a veteran, which  
17                  I'm not, but we want to make sure.

18                  EXECUTIVE DIRECTOR RECKO:  Right.

19                  COMMISSIONER RUSSO:  No stolen valor  
20                  here.  But honestly, I think it's a simpler solution  
21                  than we're making it out to be.  Now, again, I don't  
22                  know if we have the capability of doing all of that  
23                  with the system, that might be a whole different  
24                  conversation.

25                  EXECUTIVE DIRECTOR RECKO:  I'd like --

1 go on.

2 ATTORNEY M. FITZPATRICK: I was just  
3 going to say, if I may, Commissioner, and you've  
4 created a perfect segue into this, and this is not  
5 to argue for one versus the other, it's just to give  
6 you an idea of the slippery slope implications of  
7 however you choose to do this, if you were to do  
8 what you were proposing, the absolute first  
9 preference has to be veteran.

10 EXECUTIVE DIRECTOR RECKO: Right.

11 ATTORNEY M. FITZPATRICK: So if you  
12 were to apply the preferences first, the absolute  
13 first thing you'd have to do is veterans. So if  
14 there's a thousand applicants and there are 50  
15 veterans who apply, if all 50 of those veterans are  
16 not residents of Hoboken, they're the first 50  
17 people you house if you're applying preferences  
18 first. Which is fine, I'm just making sure that  
19 that's understood.

20 COMMISSIONER RUSSO: Absolutely. I  
21 absolutely understand that, and that is a decision  
22 way above all of our pay grades. That's a federal  
23 decision.

24 ATTORNEY M. FITZPATRICK: Right.

25 COMMISSIONER RUSSO: Right?

1                   ATTORNEY M. FITZPATRICK: Just giving  
2 it to you as an example, just --

3                   (Simultaneous crosstalk.)

4                   COMMISSIONER RUSSO: That preference  
5 has been made by Congress.

6                   ATTORNEY M. FITZPATRICK: -- in terms  
7 of the intricacies, the nuance --

8                   COMMISSIONER RUSSO: Yeah, I agree, I  
9 understand that.

10                  CHAIRWOMAN REYES: Would it be a  
11 problem to open the applications only to Hoboken  
12 residents? Is that illegal? Is that legal?

13                  MR. MERCHAND: We did that, by town.

14                  EXECUTIVE DIRECTOR RECKO: What's that?

15                  MR. MERCHAND: I've done it in the  
16 past.

17                  CHAIRWOMAN REYES: Can we only apply,  
18 like, opening these lists to only Hoboken residents?

19                  COMMISSIONER SANFORD: I'd like to ask  
20 a question after your question.

21                  EXECUTIVE DIRECTOR RECKO: We'd have to  
22 take a look at that. I've got one comment and then  
23 I'll hand it over to Commissioner. I would like to  
24 propose that we take a look at this.

25                  COMMISSIONER RUSSO: Yeah.

1 EXECUTIVE DIRECTOR RECKO: Because I  
2 agree with you, by the way.

3 COMMISSIONER RUSSO: Yeah, I know you  
4 have, we've had conversations about it.

5 EXECUTIVE DIRECTOR RECKO: Yeah, we  
6 have. And I would like to be able to -- be able to  
7 either withdraw it or table so that we, with the  
8 attorneys and Frank, can take a look at this.

9 COMMISSIONER RUSSO: Okay.

10 EXECUTIVE DIRECTOR RECKO: Work out a  
11 clear procedural system that you are comfortable  
12 with that meets those goals and come back to you  
13 next month.

14 COMMISSIONER RUSSO: Okay.

15 EXECUTIVE DIRECTOR RECKO: Is that --  
16 because I agree that --

17 COMMISSIONER RUSSO: I'm fine with  
18 that.

19 EXECUTIVE DIRECTOR RECKO: -- we need  
20 to make sure when we do this that we're on solid  
21 ground and there's no questions.

22 COMMISSIONER RUSSO: Agreed, a hundred  
23 percent.

24 EXECUTIVE DIRECTOR RECKO: There's no  
25 question whatsoever on this.

1 CHAIRWOMAN REYES: I agree. I'm okay  
2 with that.

3 Commissioner Sanford, you had a  
4 question?

5 COMMISSIONER SANFORD: Yes, thank you.  
6 So just for context sake for the public  
7 record, and for my own refresher, could you help  
8 this Commissioner understand what the current  
9 process is? And then in terms of this discussion,  
10 what is the proposed new process?

11 MR. MERCHAND: Well, the process is the  
12 one that I had described before.

13 EXECUTIVE DIRECTOR RECKO: Right.

14 MR. MERCHAND: That's what's the  
15 current process.

16 COMMISSIONER SANFORD: Can you just  
17 describe that to me again?

18 MR. MERCHAND: Sure.

19 COMMISSIONER SANFORD: Thank you.

20 MR. MERCHAND: So we open up -- we put  
21 a public notice out saying an "X" amount of vouchers  
22 are going to be available through a lottery. We  
23 give a window of time, in this case it's April 1st  
24 through the 5th. Once folks apply, they're going to  
25 get a pre-application number, they're going to fill



1 out -- which is how -- it's kind of like a lottery  
2 ticket. With that lottery ticket, they have now  
3 self-certified, they've said I'm a veteran, I am a  
4 displaced person, I'm a Hoboken resident.

5 And then at that time, then what we  
6 have is a list of, let's say, a thousand names.  
7 After that, what happens is that we run a lottery to  
8 be able to determine who are the 50 people. And  
9 what we've done in the past is we discard, but we  
10 don't discard, they stay there because if it happens  
11 to be that the first 50 people that get pulled out  
12 of the lottery don't have nay preferences, they're  
13 not going to let them, you know, you still have to  
14 have the preferences.

15 COMMISSIONER SANFORD: You mentioned  
16 the number of 8,000 people on the list. So that's  
17 the current list of people that want --

18 CHAIRWOMAN REYES: No --

19 MR. MERCHAND: Not current, that was  
20 one we did two lists ago.

21 COMMISSIONER SANFORD: Two lists ago.

22 MR. MERCHAND: Yeah yeah.

23 COMMISSIONER SANFORD: Okay. So if I  
24 understand correctly, first there's the notice where  
25 it's advertised, and that would be the initial pool.

1 So let's say a thousand people --

2 MR. MERCHAND: Yes.

3 COMMISSIONER SANFORD: -- apply, that's  
4 a thousand people, but then they get added to  
5 another pool or no?

6 MR. MERCHAND: No. So once -- now you  
7 take those thousand and you put them in the tumbler  
8 and you pull out -- you need 50, so you pull out 50.

9 CHAIRWOMAN REYES: But when he says  
10 "tumbler," it's actually a system because I know  
11 that's -- he said.

12 COMMISSIONER SANFORD: Yes, it's a  
13 modern day --

14 CHAIRWOMAN REYES: Just want to make  
15 sure.

16 COMMISSIONER SANFORD: I'm trying to  
17 understand how the --

18 CHAIRWOMAN REYES: It's done  
19 electronically, we don't do any of that.

20 COMMISSIONER SANFORD: Yes, at what  
21 point does the lottery apply it to which pool of  
22 people --

23 MR. MERCHAND: So now the whole  
24 thousand people went into the lottery, and now we  
25 get the names in the order from the lottery. So we

1 still have a thousand names, it's just now in a new  
2 order. Instead of in the way that they applied,  
3 it's in the random order.

4 COMMISSIONER SANFORD: Okay.

5 MR. MERCHAND: And the reason for that  
6 is because it used to be that, you know, whoever  
7 could get up at five in the morning and be outside  
8 the office was the first one to get number one, and  
9 that wasn't fair for people even when it was in  
10 person.

11 COMMISSIONER SANFORD: Sure.

12 MR. MERCHAND: So what this does is  
13 anyone who gets in within the open period can have a  
14 shot, or else it's only those people that woke up  
15 the first day and went online and got those first  
16 50.

17 COMMISSIONER SANFORD: It would be a  
18 biased pool.

19 MR. MERCHAND: Right.

20 COMMISSIONER SANFORD: Do let's say of  
21 the first thousand --

22 MR. MERCHAND: Yes.

23 COMMISSIONER SANFORD: -- and so the  
24 lottery occurs. Let's say we only have 50. Is it  
25 just the first 50 that are pulled out of the lottery

1 or does the lottery pull, say, a hundred, like  
2 10 percent, and then of that gets prioritized?

3 MR. MERCHAND: Well, it pulls the full  
4 thousand, it pulls the full thousand, and then we go  
5 and we -- and then we look for preferences.

6 COMMISSIONER SANFORD: Okay. So in  
7 this analogy or this example, you have the 50 -- I'm  
8 sorry, somebody wants to say something?

9 MR. MERCHAND: Actually, you know what,  
10 I'm glad you said it that way because that -- maybe  
11 this will help a little bit the conversation. When  
12 we run that lottery and we get that list of a  
13 thousand, even though it's in an order, now I look  
14 for preferences in that order. So still I go look  
15 for veterans. So my first -- first I go down the  
16 list and I see, oh, number three in the thousand is  
17 a veteran, so I take that first one. So that  
18 becomes number one, right. My second one, so  
19 whoever was in the lottery, let's say, veteran  
20 number 54 got spot number 30, now he becomes number  
21 two because --

22 COMMISSIONER SANFORD: His  
23 preference --

24 COMMISSIONER RUSSO: Right, he's got  
25 preference --

1 (Simultaneous crosstalk.)

2 MR. MERCHAND: Still at the end of the  
3 day veterans will still get first shot, and still  
4 Hoboken will get first shot, the way that we are.

5 EXECUTIVE DIRECTOR RECKO: Get second  
6 shot.

7 MR. MERCHAND: Well, get second shot.  
8 So it still works that way.

9 EXECUTIVE DIRECTOR RECKO: Hoboken will  
10 line up behind --

11 COMMISSIONER RUSSO: It's just that --  
12 so okay. So, well, maybe this solves the concern,  
13 right. So if we're looking at -- because we still  
14 have all thousand names.

15 MR. MERCHAND: Although thousand,  
16 correct.

17 COMMISSIONER RUSSO: If you have 622  
18 and he's the only veteran or she's only veteran, are  
19 we moving 622 up to 1?

20 MR. MERCHAND: What moves you up to one  
21 is your preference.

22 COMMISSIONER RUSSO: Right. That's  
23 what I'm saying.

24 MR. MERCHAND: So yes, so the  
25 preference does eventually right you after the

1 lottery.

2 EXECUTIVE DIRECTOR RECKO: But the  
3 concern is, the concern is that if you're not part  
4 of that 50.

5 CHAIRWOMAN REYES: Then what happens?

6 EXECUTIVE DIRECTOR RECKO: And you're a  
7 Hoboken resident or a veteran and you wind up being  
8 not --

9 COMMISSIONER RUSSO: Below 50.

10 EXECUTIVE DIRECTOR RECKO: -- picked in  
11 that 50, above 50, then you're out.

12 MR. MERCHAND: No. The only way you  
13 would be out is or there's 50 veterans.

14 COMMISSIONER RUSSO: Okay. So what if  
15 there's 20 veterans --

16 MR. MERCHAND: Then it goes to the next  
17 preference.

18 COMMISSIONER RUSSO: -- and 30 Hoboken  
19 residents beyond those veterans, does that mean they  
20 all get moved up past the 50?

21 MR. MERCHAND: Yes. That's how pick  
22 your --

23 (Simultaneous crosstalk.)

24 COMMISSIONER RUSSO: Then that's fine,  
25 then that solves the problem for me.

1 MR. MERCHAND: Because the lottery puts  
2 them in a 1 through 1,000 order, the preferences  
3 moves them up.

4 CHAIRWOMAN REYES: And if we're  
5 saying -- okay, now I'm lost. I'm so sorry.

6 MR. MERCHAND: And I'll explain to you  
7 why it does make a difference.

8 CHAIRWOMAN REYES: I think I'm lost  
9 only because we're saying we're going to have 50,  
10 right, we're going to pick out 50, and we got a  
11 thousand applications, and only -- the lottery is  
12 only going to pick 50, but what you just explained  
13 said you just stated, no, the lottery pulls a  
14 thousand and we pick the 50 with the preferences,  
15 right?

16 MR. MERCHAND: So think about this,  
17 right?

18 CHAIRWOMAN REYES: That's how I  
19 understood it.

20 MR. MERCHAND: I think i have a good  
21 example. So let's say that you have, right, your  
22 50 -- your 20 veterans, right, and then you have 50  
23 Hoboken people. What the lottery did was that it  
24 placed them in a place where --

25 COMMISSIONER RUSSO: Randomized order.

1 MR. MERCHAND: Randomized order that  
2 when I go through 1 through 1,000, maybe that person  
3 that was the second Hoboken person in the initial,  
4 when they initially applied, they were number 800,  
5 right. But the lottery put them up here, so -- but  
6 even though I only have 30 Hoboken residents, and I  
7 only need 20 to complete, it did move out some of  
8 the Hoboken people because it put them in lottery.  
9 But it still -- we still go by preference. Still  
10 first the preference goes first.

11 So you run the thousand, right. The  
12 person who -- let's say you have 50 Hoboken people  
13 and you had 20 veterans. So the first 20 veterans,  
14 no matter what, whether the veteran landed in spot  
15 3, 5, 27, 102, I still go first, I look for my  
16 veterans, the veterans -- not me looking for them,  
17 the preference puts them in the placement, right.  
18 So now that the 20 veterans made it because we only  
19 had veterans. So they all come to the top. Now we  
20 have 50 Hoboken people, so technically they -- out  
21 of those 50, how the next 30 people will get picked  
22 is by their random placement on the lottery. So now  
23 the only way that that Hoboken person gets knocked  
24 out is if they were behind a Hoboken person and the  
25 50 that we got were taken.



1                   But the truth of the matter is that the  
2                   Hoboken preference and the veteran preference still  
3                   a hundred percent applies to the way we have it  
4                   right now. I know that it's convoluted and it's  
5                   difficult, so thank you so much for fleshing it out.  
6                   I think your question actually, I hope, made it a  
7                   lot clearer for everybody.

8                   But yes, our current system, the way it  
9                   works, Hoboken people will come first before anybody  
10                  else, obviously after veterans.

11                  COMMISSIONER RUSSO: That's great.  
12                  Honestly. That's fine by me because my concern was  
13                  that if you didn't make it in the original 50, you  
14                  could get bumped out of that lottery, right, and now  
15                  you're saying that it's not, once it's a randomized  
16                  order, that would just set those preferences.  
17                  That's fine.

18                  MR. MERCHAND: Correct.

19                  COMMISSIONER RUSSO: Okay.

20                  EXECUTIVE DIRECTOR RECKO: I'm fine  
21                  with that --

22                  (Simultaneous crosstalk.)

23                  MR. MERCHAND: It's just going to  
24                  reorder the -- it's gong to reorder the thousand  
25                  people, that's really what the lottery does, it

1 reorders the thousand.

2 COMMISSIONER RUSSO: Yeah, okay.

3 MR. MERCHAND: Then at the end of that,  
4 the preference is what's going to dictate who the  
5 first 50 are. All right?

6 CHAIRWOMAN REYES: But could we still  
7 then, so that we all get a better understanding,  
8 would it be possible to just open it to veterans and  
9 Hoboken residents?

10 EXECUTIVE DIRECTOR RECKO: I'd want to  
11 take a look at that legally. I'm just worried --

12 CHAIRWOMAN REYES: Okay. Just  
13 wondering.

14 EXECUTIVE DIRECTOR RECKO: -- that we  
15 might be running afoul of federal law.

16 COMMISSIONER RUSSO: Yeah.

17 CHAIRWOMAN REYES: Okay. I mean, if we  
18 can look into it, I think it would -- but I also  
19 think that if we did it that way, it would minimize  
20 the amount of people that we're getting.

21 EXECUTIVE DIRECTOR RECKO: It would.

22 CHAIRWOMAN REYES: And then we would  
23 definitely be sure that the people that actually  
24 applied -- well, we wouldn't be positively because I  
25 know you gave some examples where they say Hoboken

1 resident and then they don't show --

2 (Simultaneous crosstalk.)

3 MR. MERCHAND: That would be the caveat  
4 and that is the worst part. That is the worst part  
5 of it, right? And I think your solution is a  
6 hundred percent, and that's something that we  
7 already considered, and we're working with PH is for  
8 them to have to upload the document in order to get  
9 the preference.

10 COMMISSIONER RUSSO: Right.

11 MR. MERCHAND: Because yes, if someone  
12 says "I have a lease," then just upload it. If you  
13 didn't upload a lease, you don't get that Hoboken  
14 preference.

15 COMMISSIONER RUSSO: Right.

16 (Simultaneous crosstalk.)

17 MR. MERCHAND: It's going to avoid a  
18 lot of, like, wasted time.

19 CHAIRWOMAN REYES: Thank you.

20 COMMISSIONER RUSSO: And the other --  
21 is domestic violence a preference too?

22 MR. MERCHAND: Yes.

23 COMMISSIONER RUSSO: Victims of  
24 domestic violence, right?

25 MR. MERCHAND: Displaced victims of

1 domestic violence.

2 EXECUTIVE DIRECTOR RECKO: That is  
3 always there. Always there.

4 COMMISSIONER RUSSO: I think that would  
5 be the only sensitive thing of uploading documents.

6 COMMISSIONER SANFORD: Yeah. I do have  
7 a lot of questions about that because there are just  
8 a number of unfortunately marginalized groups, a  
9 number of preferences, I don't know how those  
10 preferences work in order or in tandem or in  
11 waiting, I don't know if you can help me to  
12 understand that. So, for example, okay, what  
13 happens if you -- what happens if you have a Hoboken  
14 veteran versus a veteran that's out of state, you  
15 have two different veterans then.

16 MR. MERCHAND: Yes, that would be more  
17 preferences.

18 COMMISSIONER SANFORD: All right. But  
19 what if that veteran from out of state is homeless,  
20 but the one that's in Hoboken still has that lease?  
21 I'm just curious how that works.

22 CHAIRWOMAN REYES: I think the veteran  
23 supersedes it, right? Doesn't it?

24 MR. MERCHAND: Well, he's right in the  
25 sense that they add up. So you can have more than

1 one preference. You can be a veteran that's  
2 displaced, you could be a veteran that's from  
3 Hoboken, and then you would have the veteran and  
4 then you would have the Hoboken preference. So the  
5 points add up --

6 CHAIRWOMAN REYES: So you could have  
7 more than one preference, but veterans overall  
8 have --

9 (Simultaneous crosstalk.)

10 COURT STENOGRAPHER: I've just got you  
11 all talking at once.

12 MR. MERCHAND: What it is, is veterans  
13 have more weight. So preferences aren't a point  
14 system. So veterans have three points, Hoboken has  
15 two points, everything else has one.

16 CHAIRWOMAN REYES: Okay.

17 COMMISSIONER SANFORD: So --

18 MR. MERCHAND: So you can never out  
19 preference a Hoboken person, that was kind of  
20 like --

21 COMMISSIONER SANFORD: So, then, just  
22 to, again, for the benefit of the record, is it --  
23 how much of the weighting comes from the federal  
24 government versus how much of it comes from the  
25 state versus -- so a hundred percent.

1 MR. MERCHAND: Our preferences are set  
2 by our Commissioners Board.

3 COMMISSIONER SANFORD: Okay.

4 CHAIRWOMAN REYES: Other than --

5 MR. MERCHAND: But we --

6 (Simultaneous crosstalk.)

7 CHAIRWOMAN REYES: Other than the  
8 veterans --

9 MR. MERCHAND: Other than veterans --

10 (Simultaneous crosstalk.)

11 CHAIRWOMAN REYES: The veterans comes  
12 from the federal.

13 COMMISSIONER SANFORD: Right. So I  
14 would -- I would suggest, like the director said,  
15 that we review exactly what kind of preferences we  
16 want.

17 CHAIRWOMAN REYES: I agree.

18 COMMISSIONER RUSSO: And if I could  
19 just add, if we're going to remove it today, all  
20 three of the resolutions, could we also just put it  
21 all down on paper so we have it, right?

22 EXECUTIVE DIRECTOR RECKO: That's what  
23 i want to do.

24 COMMISSIONER RUSSO: Yeah, absolutely.

25 EXECUTIVE DIRECTOR RECKO: Commissioner

1 that's what I wanted to clarify.

2 ATTORNEY M. FITZPATRICK: If I --  
3 sorry. If I may, Director, and if I may,  
4 Commissioner. Actually, that was done prior to  
5 this, but it seems like that may need a little bit  
6 clarification.

7 COMMISSIONER RUSSO: Yeah, let's --  
8 (Simultaneous crosstalk.)

9 ATTORNEY M. FITZPATRICK: So that was  
10 done, will be done, and that procedure will be laid  
11 out clearly prior to the reopening of any waiting  
12 lists. It will be, I assume, in your packet  
13 whenever it's considered again, and it will be  
14 posted on the website and distributed.

15 COMMISSIONER RUSSO: I think that works  
16 better.

17 EXECUTIVE DIRECTOR RECKO: We want  
18 clarity.

19 MR. MERCHAND: That's not what I'm  
20 hearing.

21 COMMISSIONER RUSSO: It's always our  
22 biggest complaint, it's always our biggest fear --

23 EXECUTIVE DIRECTOR RECKO: Yes.

24 COMMISSIONER RUSSO: -- you know. So  
25 we want to make sure we're able to explain it and

1 every one of us wants to be able to make sure we  
2 could complain it to anyone and every --

3 CHAIRWOMAN REYES: Not only explain it  
4 and understand it, because at the end of the day  
5 we're the ones that get questioned --

6 EXECUTIVE DIRECTOR RECKO: That's  
7 right.

8 CHAIRWOMAN REYES: -- about it.

9 COMMISSIONER RUSSO: Okay. That's all.  
10 So we'll remove --

11 CHAIRWOMAN REYES: So 5, 6, and 7, am I  
12 correct? So there would -- we would have to pull --

13 COMMISSIONER RUSSO: 4, 5, 6.

14 EXECUTIVE DIRECTOR RECKO: 4, 5 --

15 CHAIRWOMAN REYES: -- 4, 5, and 6?

16 EXECUTIVE DIRECTOR RECKO: -- and 6.

17 COMMISSIONER SANFORD: After many years  
18 of being on this Board and having gone through this  
19 process and talking with residents and talking with  
20 staff, it's good to get a refresher. So thank you,  
21 Frank.

22 MR. MERCHAND: Okay.

23 COMMISSIONER SANFORD: And because this  
24 is -- this subject does come up.

25 CHAIRWOMAN REYES: A lot. So we would



1 have to put a motion on the Board to table  
2 resolutions 4, 5, and 6. Correct?

3 ATTORNEY M. FITZPATRICK: Correct.

4 There is currently a motion and a second to consider  
5 number 4, but if what you've proposed happens, that  
6 would resolve that issue.

7 CHAIRWOMAN REYES: Okay. So could  
8 we --

9 COMMISSIONER RUSSO: Motion to --

10 CHAIRWOMAN REYES: Motion to table --

11 I'm so sorry -- motion to table Resolution  
12 2024-03.04, 03.05, and 03.06?

13 COMMISSIONER RUSSO: Motion.

14 COMMISSIONER SEITZMAN: Second.

15 CHAIRWOMAN REYES: Questions?

16 Concerns?

17 Director, call the vote?

18 EXECUTIVE DIRECTOR RECKO: Reverend

19 Anthony Forbes?

20 COMMISSIONER FORBES: Yes.

21 EXECUTIVE DIRECTOR RECKO: Andrew

22 Impastato?

23 COMMISSIONER IMPASTATO: Yes.

24 EXECUTIVE DIRECTOR RECKO: Barbara

25 Reyes?

1 CHAIRWOMAN REYES: Yes.  
2 EXECUTIVE DIRECTOR RECKO: Michael  
3 Russo?  
4 COMMISSIONER RUSSO: Aye.  
5 EXECUTIVE DIRECTOR RECKO: James  
6 Sanford?  
7 COMMISSIONER IMPASTATO: Can you hear  
8 me?  
9 COMMISSIONER RUSSO: We heard you,  
10 Andrew.  
11 COMMISSIONER SANFORD: Yes.  
12 EXECUTIVE DIRECTOR RECKO: Erica  
13 Seitzman?  
14 COMMISSIONER SEITZMAN: Yes.  
15 \*\*\*\*\*  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 RESOLUTION NO. 2024-03.07  
2 EXECUTIVE DIRECTOR RECKO: That brings  
3 us to 7.  
4 CHAIRWOMAN REYES: Resolution  
5 No. 2024-03.07.  
6 A resolution of the Housing Authority  
7 of the City of Hoboken to purchase a security  
8 network switching upgrade.  
9 COMMISSIONER RUSSO: Motion.  
10 COMMISSIONER SEITZMAN: Second.  
11 CHAIRWOMAN REYES: Questions?  
12 Concerns?  
13 Director, call the vote?  
14 EXECUTIVE DIRECTOR RECKO: Anthony  
15 Forbes?  
16 COMMISSIONER FORBES: Yes.  
17 EXECUTIVE DIRECTOR RECKO: Andrew  
18 Impastato?  
19 COMMISSIONER IMPASTATO: Yes.  
20 EXECUTIVE DIRECTOR RECKO: Barbara  
21 Reyes?  
22 CHAIRWOMAN REYES: Yes.  
23 EXECUTIVE DIRECTOR RECKO: Michael  
24 Russo?  
25 COMMISSIONER RUSSO: Aye.

1 EXECUTIVE DIRECTOR RECKO: James  
2 Sanford?  
3 COMMISSIONER SANFORD: No.  
4 EXECUTIVE DIRECTOR RECKO: Erica  
5 Seitzman?  
6 COMMISSIONER SEITZMAN: Yes.  
7 \*\*\*\*\*

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

1 RESOLUTION 2024-03.08

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-03.08.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to award a contract for  
6 Harrison Gardens' interior stairwell renovation.

7 COMMISSIONER SEITZMAN: Motion.

8 COMMISSIONER RUSSO: Second.

9 CHAIRWOMAN REYES: Questions?

10 Concerns?

11 I just want to say that I lived there  
12 for such a long time and this is so needed. So I'm  
13 happy to see that this resolution is before us  
14 today, and I would hope that you guys would all vote  
15 on it as it is something that is really needed in  
16 those buildings.

17 If there's no other comments, if we can  
18 call the vote.

19 EXECUTIVE DIRECTOR RECKO: Anthony  
20 Forbes?

21 COMMISSIONER FORBES: Yes.

22 EXECUTIVE DIRECTOR RECKO: Andrew

23 Impastato?

24 COMMISSIONER IMPASTATO: Yes.

25 EXECUTIVE DIRECTOR RECKO: Barbara

1           Reyes?

2                           CHAIRWOMAN REYES:   Yes.

3                           EXECUTIVE DIRECTOR RECKO:   Michael

4           Russo?

5                           COMMISSIONER RUSSO:   Aye.

6                           EXECUTIVE DIRECTOR RECKO:   James

7           Sanford?

8                           COMMISSIONER SANFORD:   No.

9                           EXECUTIVE DIRECTOR RECKO:   Erica

10          Seitzman?

11                          COMMISSIONER SEITZMAN:   Yes.

12                          \*\*\*\*\*

13

14

15

16

17

18

19

20

21

22

23

24

25

1 RESOLUTION NO. 2024-03.09  
2 CHAIRWOMAN REYES: Resolution  
3 No. 2024-03.09.  
4 A resolution of the Housing Authority  
5 of the City of Hoboken to award a contract 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 COMMISSIONER FORBES: Yes.  
15 EXECUTIVE DIRECTOR RECKO: Andrew  
16 Impastato?  
17 COMMISSIONER IMPASTATO: Yes.  
18 EXECUTIVE DIRECTOR RECKO: Barbara  
19 Reyes?  
20 CHAIRWOMAN REYES: Yes.  
21 EXECUTIVE DIRECTOR RECKO: Michael  
22 Russo?  
23 COMMISSIONER RUSSO: Aye.  
24 EXECUTIVE DIRECTOR RECKO: James  
25 Sanford?

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. 2024-03.10

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-03.10.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to award a contract for the  
6 supply of residential appliances.

7 COMMISSIONER SEITZMAN: Motion.

8 COMMISSIONER RUSSO: Second.

9 CHAIRWOMAN REYES: Questions?

10 Concerns?

11 Director, when you say "residential  
12 appliances," is that like refrigerators and stoves?

13 EXECUTIVE DIRECTOR RECKO: Correct.

14 CHAIRWOMAN REYES: Okay.

15 EXECUTIVE DIRECTOR RECKO: Exactly  
16 that.

17 CHAIRWOMAN REYES: Okay. Okay.

18 Call the vote, Director.

19 EXECUTIVE DIRECTOR RECKO: Anthony  
20 Forbes?

21 COMMISSIONER FORBES: Yes.

22 EXECUTIVE DIRECTOR RECKO: Andrew

23 Impastato?

24 COMMISSIONER IMPASTATO: Yes.

25 EXECUTIVE DIRECTOR RECKO: Barbara

1           Reyes?

2                           CHAIRWOMAN REYES:   Yes.

3                           EXECUTIVE DIRECTOR RECKO:   Michael

4           Russo?

5                           COMMISSIONER RUSSO:   Aye.

6                           EXECUTIVE DIRECTOR RECKO:   James

7           Sanford?

8                           COMMISSIONER SANFORD:   No.

9                           EXECUTIVE DIRECTOR RECKO:   Erica

10          Seitzman?

11                          COMMISSIONER SEITZMAN:   Yes, aye.

12                          \*\*\*\*\*

13

14

15

16

17

18

19

20

21

22

23

24

25

1 RESOLUTION NO. 2024-03.11

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-03.11.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to award a general  
6 construction services contract.

7 COMMISSIONER RUSSO: Motion.

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRWOMAN REYES: Questions?  
10 Concerns?

11 COMMISSIONER FORBES: A question on  
12 that. Are any of these contractors local? Do we  
13 know?

14 EXECUTIVE DIRECTOR RECKO: Well --

15 CHAIRWOMAN REYES: This one is from  
16 Sparta, New Jersey. What do you mean "local"? Like  
17 from Hoboken?

18 COMMISSIONER FORBES: Yeah, like local,  
19 like Hudson County local.

20 CHAIRWOMAN REYES: No. I think --  
21 well, the one before us, he's from Sparta, New  
22 Jersey?

23 EXECUTIVE DIRECTOR RECKO: Yes.

24 CHAIRWOMAN REYES: But I think it was  
25 open to everyone if they didn't put it in.

1 EXECUTIVE DIRECTOR RECKO: It was. It  
2 was a bidding process on this. This was a contract  
3 that was bid last year with an option of a one-year  
4 extension, and we're at the same rates, so we are  
5 proposing that we extend this contract for one year.  
6 We've had a very good experience --

7 MR. KOTHERITHARA: Mr. Recko, this  
8 was -- it's a new bid. It was bid two years ago, we  
9 exercised the option to extend, and we did a  
10 brand-new solicitation.

11 COMMISSIONER RUSSO: That was this  
12 year, Emil?

13 MR. KOTHERITHARA: To Reverend Forbes'  
14 question, this is not a Hudson County contractor.  
15 However, they've been very responsive in the past as  
16 far as our needs.

17 ATTORNEY M. FITZPATRICK: And this  
18 would include an Authority, an Authority option for  
19 a second year.

20 COMMISSIONER FORBES: No, I'm just  
21 asking if any, I'm just asking if any local vendors  
22 applied.

23 MR. KOTHERITHARA: No, they didn't.  
24 There was only one bid.

25 COMMISSIONER FORBES: Okay.

1 CHAIRWOMAN REYES: Thank you.

2 COMMISSIONER RUSSO: Madam Chair,  
3 question.

4 CHAIRWOMAN REYES: Yes.

5 COMMISSIONER RUSSO: And not that I  
6 have -- necessarily have an issue with this  
7 contract, but what I do have an issue with is that  
8 for some time now I've been trying to get a direct  
9 hire agreement in place with some of our other  
10 unions, whether it's the plumbers' union, whether  
11 it's the carpenters, whether it's the electricians,  
12 to really have the ability for those individuals to  
13 be directly hired by the Authority, let them utilize  
14 their skills, we could set parameters on that. We  
15 don't necessarily have to pay for health benefits,  
16 that's all being paid through their union. It's a  
17 really good program, and we do that already with  
18 Local 55.

19 EXECUTIVE DIRECTOR RECKO: That's  
20 correct.

21 COMMISSIONER RUSSO: I would really  
22 like to explore that option again, because I think  
23 there's a way for us to kind of save a little bit of  
24 money. We don't have to have a large contract, we  
25 don't have to have somebody on basically retainer,

1 we could hire those individuals; when they're done  
2 with certain projects we could lay them back off.  
3 We could rehire them. If we have that type of  
4 agreement, we may be able to save ourselves some  
5 money over the long hall. So that's not going to be  
6 solved tonight, so I have no problem voting on this  
7 now.

8 EXECUTIVE DIRECTOR RECKO: Yes.

9 COMMISSIONER RUSSO: But I think it's  
10 something that we absolutely have to explore, and I  
11 know we've had -- we've run into some issues with  
12 HUD.

13 EXECUTIVE DIRECTOR RECKO: Right.

14 COMMISSIONER RUSSO: But I think we're  
15 past that troubled status from a financial  
16 standpoint, and I think we now have a little bit  
17 more of our own autonomy to do a little bit more.  
18 So I would hope that we could kind of continue down  
19 that road and maybe explore that.

20 EXECUTIVE DIRECTOR RECKO: I would  
21 agree with you. And after these inspections, we may  
22 be past the troubled completely.

23 COMMISSIONER RUSSO: Yeah.

24 EXECUTIVE DIRECTOR RECKO: Which would  
25 really give us the autonomy to do that much better.

1           So I agree with you, and I think that I would like  
2           to work with you and the rest of the Board so that  
3           when this comes around again this coming year that  
4           we've already really turned that inside out.

5                           (Simultaneous crosstalk.)

6                           COMMISSIONER RUSSO:  Chairman, I'm  
7           sorry to cut you off.  Sorry.  Sammy, you wanted  
8           to --

9                           MR. FERMAINT:  I mean --

10                          COMMISSIONER RUSSO:  I saw you were  
11           jumping out of your seat there.

12                          MR. FERMAINT:  Only because in regard  
13           and respect to having the plumbers and electricians  
14           and trying to save some money, it's great, but their  
15           starting salaries is what we really would have to  
16           look at, because --

17                          COMMISSIONER RUSSO:  Agreed.

18                          MR. FERMAINT:  -- your basic plumber  
19           with the experience that we would need here, other  
20           than just using it as a training school, a training  
21           school, your basic plumber is going to be asking for  
22           like 60, 70 dollars an hour.

23                          COMMISSIONER RUSSO:  Yeah, but when we  
24           do those direct hires, I know, because I've been  
25           involved in some of those conversations elsewhere,

1           when we do those types of agreements, those rates  
2           are negotiable.

3                       MR. FERMAINT:   Correct.

4                       (Simultaneous crosstalk.)

5                       COMMISSIONER RUSSO:   We're not getting  
6           them down to \$20 an hour, we all understand that.

7                       MR. FERMAINT:   One of the experiences  
8           is my question, so...

9                       (Simultaneous crosstalk.)

10                      MR. FERMAINT:   We're going to reach  
11           that level.  Let me just say I'm just throwing  
12           numbers up, speaking in regards to, like, 30 bucks  
13           an hour and you're still a journeyman, in these  
14           buildings to hire someone with those capabilities  
15           and the experiences of knowing these buildings is  
16           going to take a lot of time.  Other -- I mean, it  
17           can be worked and it's a conversation that we should  
18           have, but the salary is what scares me.  And then  
19           purchasing and supplying them with the equipment as  
20           well, because not only that we're going to hire a  
21           union company to come in and do the jobs, we would  
22           also have to supply them with the tools for the  
23           trade.

24                      COMMISSIONER RUSSO:   Not necessarily  
25           because that's the union -- and, again, it's all



1 part of the conversation. We don't have to have it  
2 now. But, again, like I said, I don't have a  
3 problem voting on this contract tonight because we  
4 most certainly have the need, but I think it's --  
5 the reason I bring it up is because I want to have  
6 this conversation. I think it's really important to  
7 have this conversation because we know we have a  
8 great need for plumbers, and I know we have needs  
9 for carpentry and electricians as well. So let's  
10 continue that conversation.

11 COMMISSIONER SANFORD: Just a couple of  
12 questions.

13 MR. FERMAINT: Thank you.

14 COMMISSIONER SANFORD: So you mentioned  
15 that Local 55 has a -- is it a similar agreement?  
16 How does that work?

17 COMMISSIONER RUSSO: It's a similar  
18 agreement, as I've stated, and they are -- that's a  
19 laborers' union. They do have some basic skills and  
20 we utilize those basic skills and probably as much  
21 as we possibly can --

22 EXECUTIVE DIRECTOR RECKO: The union --

23 COMMISSIONER RUSSO: -- and they're  
24 really good with us, right? Like, they do a lot for  
25 the Authority. So it would be a very similar kind

1 of a conversation with any other union that we  
2 potentially talked to.

3 COMMISSIONER SANFORD: Would there be  
4 any conflict if we got basic skills versus a  
5 specialized skill?

6 COMMISSIONER RUSSO: No, because,  
7 again, a laborer is a laborer, an electrician is an  
8 electrician, and a plumber is a plumber, and rarely  
9 do they ever mix.

10 COMMISSIONER SANFORD: Right. So what  
11 is the -- I mean, why haven't done that in the past?  
12 Why can't we do that now?

13 CHAIRWOMAN REYES: That's what we're  
14 talking about.

15 COMMISSIONER SANFORD: That's what I'm  
16 asking --

17 (Simultaneous crosstalk.)

18 CHAIRWOMAN REYES: We're working on  
19 that.

20 COMMISSIONER SANFORD: -- had this  
21 before then why haven't we done it?

22 EXECUTIVE DIRECTOR RECKO: We --

23 CHAIRWOMAN REYES: We haven't done it  
24 for specific. Like Mike said, we haven't done it  
25 specifically for electricians or for plumbers, and I

1 think that's what he was kind of --

2 COMMISSIONER SANFORD: So then how does  
3 it currently work with an electrician --

4 EXECUTIVE DIRECTOR RECKO: Let me help.  
5 Let me help.

6 We have an approval by HUD to use this  
7 Local 55 system, if you will, which is from HUD's  
8 term called a force account system. And HUD has  
9 allowed us to use that system for unit turnover  
10 only. The second layer of that agreement is that we  
11 do have an agreement with our maintenance employees  
12 union, Local 97, that as long as these Local 55  
13 workers are only used for unit turnover and not for  
14 regular maintenance work --

15 COMMISSIONER RUSSO: Right.

16 EXECUTIVE DIRECTOR RECKO: -- that they  
17 have decided not to challenge. They've decided  
18 that's fine. Because our argument was that that's  
19 work we would be bidding out if -- if we didn't use  
20 this Local 55, and Local 97 wouldn't get that work  
21 under their union after all. So we've had that  
22 agreement. For unit turnover, no problem, that's  
23 worked really well and everyone has been in  
24 agreement, it's worked fine.

25 So now be able -- and then if we had a

1 task that Local 55, for example, on a vacant unit,  
2 there was a plumber needed or an electrician needed,  
3 we would then either turn to our staff or we would  
4 turn to a contractor like this that's at our  
5 disposal, so we could immediately get into that  
6 unit, turn that unit. As you can tell our occupancy  
7 rates are way up, our vacancy turnovers are great.  
8 But that's the system we're using right now.

9 And I think what is proposed by  
10 Councilman Russo is instead of this contractor  
11 coming in, maybe have another union come in. Okay,  
12 I'm willing to take a look at that, but we haven't  
13 gone down that road yet because we'd have to talk to  
14 HUD about it, and we're going to have to talk to the  
15 Local 97 folks about it to make sure that everyone's  
16 on a legal basis because the one thing we don't  
17 wants to do here is get challenged --

18 COMMISSIONER RUSSO: Yeah.

19 EXECUTIVE DIRECTOR RECKO: -- on either  
20 side.

21 COMMISSIONER RUSSO: And, again, like I  
22 said, I don't know if it works.

23 EXECUTIVE DIRECTOR RECKO: And I would  
24 like it.

25 COMMISSIONER RUSSO: But it's

1 absolutely worth the conversation. We could call  
2 literally call all those local unions in from  
3 plumbers to electricians to, you know, HVAC, like,  
4 all of it. Like, we could talk to them  
5 individually. And the ones that work, work, and the  
6 ones that don't, so be it.

7 EXECUTIVE DIRECTOR RECKO: Yeah. I  
8 think even in the next couple of months, Councilman,  
9 we could set up that initial meeting with them.

10 COMMISSIONER RUSSO: Yeah, great.

11 EXECUTIVE DIRECTOR RECKO: I would like  
12 to have that talk.

13 COMMISSIONER RUSSO: Okay. Awesome. I  
14 appreciate it. Thank you.

15 CHAIRWOMAN REYES: Could we call the  
16 vote, Director?

17 EXECUTIVE DIRECTOR RECKO: Anthony  
18 Forbes?

19 COMMISSIONER FORBES: Yes.

20 EXECUTIVE DIRECTOR RECKO: Andrew  
21 Impastato?

22 COMMISSIONER IMPASTATO: Yes.

23 EXECUTIVE DIRECTOR RECKO: Barbara  
24 Reyes?

25 CHAIRWOMAN REYES: Yes.

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

10 \*\*\*\*\*

11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

1 RESOLUTION NO. 2024-03.12  
2 CHAIRWOMAN REYES: Resolution  
3 No. 2024-03.12.  
4 A resolution of the Housing Authority  
5 of the City of Hoboken to award a contract for  
6 computer maintenance service.  
7 COMMISSIONER SEITZMAN: Motion.  
8 COMMISSIONER RUSSO: Second.  
9 CHAIRWOMAN REYES: Questions?  
10 Concerns?  
11 Director, call the vote.  
12 EXECUTIVE DIRECTOR RECKO: Anthony  
13 Forbes?  
14 COMMISSIONER FORBES: Yes.  
15 EXECUTIVE DIRECTOR RECKO: Andrew  
16 Impastato?  
17 COMMISSIONER IMPASTATO: Yes.  
18 EXECUTIVE DIRECTOR RECKO: Barbara  
19 Reyes?  
20 CHAIRWOMAN REYES: Yes.  
21 EXECUTIVE DIRECTOR RECKO: Michael  
22 Russo?  
23 COMMISSIONER RUSSO: Aye.  
24 EXECUTIVE DIRECTOR RECKO: James  
25 Sanford?

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. 2024-03.13

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-03.13.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to award a contract for  
6 general legal services.

7 COMMISSIONER SEITZMAN: Motion.

8 COMMISSIONER RUSSO: Second, with  
9 questions.

10 CHAIRWOMAN REYES: Commissioner Russo,  
11 your question.

12 COMMISSIONER RUSSO: Is this our  
13 general counsel sitting here tonight?

14 EXECUTIVE DIRECTOR RECKO: That's the  
15 guy.

16 COMMISSIONER RUSSO: Is this a flat  
17 contract?

18 ATTORNEY M. FITZPATRICK: No, it's not,  
19 Commissioner. It's an hourly rate.

20 COMMISSIONER RUSSO: It's just an  
21 hourly rate?

22 ATTORNEY M. FITZPATRICK: Yes.

23 COMMISSIONER RUSSO: Are you going to  
24 be worried -- I'm just breaking your chops. I  
25 really don't have any questions. I had to tease him

1 a little bit.

2 CHAIRWOMAN REYES: Okay. Does anyone  
3 have any further questions?

4 COMMISSIONER SANFORD: I have a couple  
5 of questions.

6 CHAIRWOMAN REYES: Sure.

7 COMMISSIONER SANFORD: And I would like  
8 to first make a motion to table this resolution to  
9 avoid some awkward discussions.

10 CHAIRWOMAN REYES: Would anybody like  
11 to second the motion? Motion doesn't pass.

12 COMMISSIONER IMPASTATO: How do we -- I  
13 don't --

14 CHAIRWOMAN REYES: He want a motion to  
15 table it to avoid some difficult questions or  
16 awkward questions.

17 COMMISSIONER IMPASTATO: Is there any  
18 more specific, like, reasoning behind tabling it  
19 that he could give us so that we could make a better  
20 decision yes or no?

21 COMMISSIONER SANFORD: Sure. I'd be  
22 happy to answer your question, Commissioner. My  
23 understanding of contracts like this, and counsel's  
24 happy to jump in, is that counsel cannot comment on  
25 there own contract, advise on their renewal of their

1 own contract. Is that true?

2 ATTORNEY M. FITZPATRICK: I would say  
3 it's not really appropriate for me to be advising  
4 you on whether or not to award a contract to our  
5 firm, yeah.

6 COMMISSIONER SANFORD: Okay. So we --  
7 the difficulty in having a discussion on this  
8 resolution is that I would be asking a great deal  
9 many questions of counsel, and also counsel's  
10 father, Harold Fitzpatrick isn't present, or I don't  
11 think he's on the call, so I'm not sure how we can  
12 get the answers that I'm looking for.

13 ATTORNEY M. FITZPATRICK: I'm happy to  
14 have --

15 COMMISSIONER IMPASTATO: John, yeah,  
16 thanks for explaining that.

17 COMMISSIONER SANFORD: Yeah, thank you.

18 ATTORNEY M. FITZPATRICK: I'm happy to  
19 answer any question you have that would be  
20 appropriately directed towards me.

21 COMMISSIONER SANFORD: Okay. So early  
22 in the year I submitted a request in writing for  
23 your general legal services, and I received a  
24 document dated April 1, 2023. Is that the existing  
25 contract?

1                   ATTORNEY M. FITZPATRICK: I believe it  
2 is, Commissioner.

3                   COMMISSIONER SANFORD: Okay. And I had  
4 requested in writing from counsel, from your father,  
5 this document several times in November and December  
6 of 2023. Why wasn't the document given to me at  
7 that time?

8                   ATTORNEY M. FITZPATRICK: Because I  
9 believe you weren't following proper protocols,  
10 Commissioner.

11                   COMMISSIONER SANFORD: And what  
12 protocols were those?

13                   ATTORNEY M. FITZPATRICK: That the  
14 document should correctly be requested from the  
15 contracting officer of the Authority, which is not  
16 our firm, it's the executive director.

17                   COMMISSIONER SANFORD: I see. And then  
18 after clarifying that, there was a revision --

19                   COMMISSIONER IMPASTATO: I hate to  
20 interrupt, but are these questions in relationship  
21 to the resolution that we're about to vote on?

22                   CHAIRWOMAN REYES: Yes, yes.

23                   COMMISSIONER SANFORD: Yes, they are.

24                   CHAIRWOMAN REYES: Yes, they are.

25                   COMMISSIONER IMPASTATO: Okay. Sorry.

1 Thank you.

2 CHAIRWOMAN REYES: It's okay.

3 COMMISSIONER SANFORD: So after  
4 repeatedly asking for these documents, the Board  
5 then amended the policy to give you extra time.

6 Is that correct? Two weeks?

7 EXECUTIVE DIRECTOR RECKO: To give me  
8 extra time.

9 COMMISSIONER SANFORD: You time.

10 EXECUTIVE DIRECTOR RECKO: Yes, yeah.

11 COMMISSIONER SANFORD: Okay. So  
12 eventually I got after two weeks --

13 EXECUTIVE DIRECTOR RECKO: It's  
14 actually --

15 (Simultaneous crosstalk.)

16 EXECUTIVE DIRECTOR RECKO: -- it's  
17 actually 14 business days.

18 COMMISSIONER SANFORD: Fourteen  
19 business days.

20 (Simultaneous crosstalk.)

21 COMMISSIONER SANFORD: I eventually --

22 ATTORNEY M. FITZPATRICK: For the  
23 record, I don't believe it was extra time, I believe  
24 it was just setting a defined period of time.

25 EXECUTIVE DIRECTOR RECKO: Right.

1                   COMMISSIONER SANFORD: Well, at the  
2 time that I had asked repeatedly, I mean, the can  
3 kept getting kicked down the road. That's my view  
4 of it.

5                   But getting back to your agreement  
6 here, so this document dated April 1, 2023, is the  
7 language of this contract any different than the  
8 language of the contracts being considered under  
9 resolution 2024-03.13?

10                  ATTORNEY M. FITZPATRICK: That's a  
11 question that I would feel more comfortable  
12 referring to the director or maybe possibly to Emil.

13                  COMMISSIONER SANFORD: Okay.

14                  EXECUTIVE DIRECTOR RECKO: No, I don't  
15 anticipate any changes, if that's what you --

16                  COMMISSIONER SANFORD: So the text of  
17 this document is the same as the one that's  
18 currently before the Board?

19                  EXECUTIVE DIRECTOR RECKO: Yes.

20                  COMMISSIONER SANFORD: Okay. Is that  
21 true, Emil, as well, I mean, not true, but could you  
22 please confirm that?

23                  EXECUTIVE DIRECTOR RECKO: Are you  
24 there, Emil?

25                  COMMISSIONER RUSSO: He was just --

1 COMMISSIONER SEITZMAN: He's here.

2 MR. KOTHERITHARA: Yes, sorry.

3 COMMISSIONER SANFORD: No problem.

4 MR. KOTHERITHARA: Could you say that  
5 again?

6 EXECUTIVE DIRECTOR RECKO: I think, if  
7 I may, the question, I think, is do we anticipate  
8 entering the same form of contract with Fitzpatrick  
9 & Waterman that we have -- that we have currently  
10 for the next year.

11 MR. KOTHERITHARA: Yes, so it's a  
12 not-to-exceed contract. It's on --

13 COURT STENOGRAPHER: Sorry, Emil, what  
14 is it? A not to?

15 (Simultaneous crosstalk.)

16 CHAIRWOMAN REYES: Hold it. You're  
17 speaking too fast for our court reporter.

18 MR. KOTHERITHARA: I apologize.

19 CHAIRWOMAN REYES: Okay. Can we go  
20 back?

21 MR. KOTHERITHARA: So yes, it is a --  
22 it's the same form of contract, it's a no-to-exceed  
23 amount of \$150,000. There was a slight rate  
24 increase from \$150 per hour to \$155 per hour.  
25 Otherwise, all terms are the same.

1                   COMMISSIONER SANFORD: Okay, thank you.  
2                   So, Councilman, feel free to enlist the  
3                   director's assistance.

4                   So page 2, item 1, services. Attorney  
5                   providing general legal services shall provide the  
6                   following services to the local authority. Can you  
7                   help me to understand, let's say, item A, attendance  
8                   and guidance during any and all Authority, Board of  
9                   Commissioner meetings, regular or special.

10                  What's that?

11                  ATTORNEY M. FITZPATRICK: That would be  
12                  any issue that we are asked to opine on at a meeting  
13                  such as this one.

14                  COMMISSIONER SANFORD: Okay. And how  
15                  does that work? Does it have to be a full vote of  
16                  the Board or could any Commissioner ask you a  
17                  question?

18                  ATTORNEY M. FITZPATRICK: Any  
19                  Commissioner is free to ask any question they'd  
20                  like. That doesn't mean that any question that  
21                  it -- would be asked of us would be appropriate for  
22                  us to opine on.

23                  COMMISSIONER SANFORD: Uh-huh. So  
24                  under what circumstance.

25                  ATTORNEY M. FITZPATRICK: Harassment





1 threatening with ridiculous, unmeetable deadlines  
2 and the like, yes, I believe it is harassment.

3 COMMISSIONER SANFORD: So you  
4 consider -- you consider my communications  
5 threatening?

6 ATTORNEY M. FITZPATRICK: No, I  
7 consider them harassing.

8 COMMISSIONER SANFORD: Harassing.

9 ATTORNEY M. FITZPATRICK: I'm happy to  
10 answer any question you have about our contract,  
11 Commissioner.

12 COMMISSIONER SANFORD: Okay.

13 COMMISSIONER RUSSO: I mean, harassing  
14 or not, right?

15 ATTORNEY M. FITZPATRICK: If it's  
16 appropriate for me to opine, I'm happy to answer it.

17 COMMISSIONER SANFORD: I see. Well,  
18 I'm going to need one second to think about what you  
19 just said.

20 CHAIRWOMAN REYES: Do you have any  
21 further questions? I'm sorry, I just want to move  
22 it --

23 COMMISSIONER SANFORD: Just a moment,  
24 counsel's statement was shocking and --

25 CHAIRWOMAN REYES: Okay.

1                   COMMISSIONER SANFORD:  -- I'm trying to  
2                   navigate here.

3                   CHAIRWOMAN REYES:  I'm sorry.

4                   COMMISSIONER RUSSO:  Shocking.

5                   COMMISSIONER SANFORD:  Yeah.

6                   COMMISSIONER IMPASTATO:  Maybe, you  
7                   know, think that over and we can talk about it in  
8                   new business?

9                   COMMISSIONER SANFORD:  Well, that's why  
10                  I asked to table it, but you guys don't want to  
11                  table it, so we're going to have talk about it now.

12                  COMMISSIONER IMPASTATO:  No, because  
13                  the association, the Authority is bigger than one  
14                  person.  So let's --

15                  CHAIRWOMAN REYES:  Thank you, Andrew.

16                  COMMISSIONER SANFORD:  Oh, the  
17                  association -- the Authority is bigger than one  
18                  person, I do completely agree on that.

19                  So, Counsel, how does counsel determine  
20                  which Commissioners are prioritized and, you know,  
21                  who gets attention and who doesn't, whose questions  
22                  are answered and whose aren't?

23                  ATTORNEY M. FITZPATRICK:  There is no  
24                  priority given.  Every Commissioner is an equal on  
25                  this Board.

1                   COMMISSIONER SANFORD: Every  
2 Commissioner is an equal on this Board.

3                   ATTORNEY M. FITZPATRICK: That is  
4 correct.

5                   COMMISSIONER SANFORD: And you, the  
6 Fitzpatrick law firm have treated every Commissioner  
7 here equally?

8                   ATTORNEY M. FITZPATRICK: Yes.

9                   COMMISSIONER SANFORD: Okay.

10                  ATTORNEY M. FITZPATRICK: And we've  
11 told you before that any advice you seek -- the  
12 Authority seeks between meetings, that usually falls  
13 more under the purview of the executive director.  
14 At these meetings we report and we answer directly  
15 to the individual members of the Board of  
16 Commissioners. However, I will point out that that  
17 is acting -- I say individual, acting as a body.  
18 Our responsibility is to this body, not to any one  
19 individual Commissioner.

20                  COMMISSIONER SANFORD: Okay.

21                  CHAIRWOMAN REYES: Thank you.

22                  COMMISSIONER SANFORD: So under item 1,  
23 Services, there are a number of items, A through Z.  
24 Is that correct?

25                  ATTORNEY M. FITZPATRICK: I don't have

1 the contract in front of me, Commissioner, but I  
2 don't have any reason to believe it's not correct.

3 COMMISSIONER SANFORD: All right. So I  
4 have done extensive review of your legal billing for  
5 the past two years. Are you in a position to answer  
6 questions on your billing for the last two years?

7 ATTORNEY M. FITZPATRICK: I do not have  
8 an individual bills sitting directly in front of me,  
9 but I'd be happy to answer any question --

10 COMMISSIONER RUSSO: I'm just going to  
11 ask a question.

12 COMMISSIONER SANFORD: Sure.

13 COMMISSIONER RUSSO: If you don't mind  
14 Commissioner. I understand --

15 CHAIRWOMAN REYES: I don't mind,  
16 Commissioner.

17 COMMISSIONER RUSSO: Thank you. I  
18 appreciate it. Are you sure?

19 CHAIRWOMAN REYES: I'm positive.

20 COMMISSIONER RUSSO: All right. I  
21 understand you got a gripe with past billing and  
22 things like that, that's informing your decision for  
23 this new potential contract, if I understand this  
24 correctly. However, I don't think it has bearing on  
25 the new contract. I think you have a different

1 opinion, at least, of myself.

2 I would really like to settle whether  
3 we're going to approve a contract for legal  
4 services. And by all means, like I told you in the  
5 past, I'll sit here all night with you as you go  
6 through the bills, I have no problem with that. I  
7 just don't want to -- I don't want to conflate that  
8 issue with the contract. Right? Because then, you  
9 know, when we talk about other contracts, are we  
10 going to always revisit the past billing or are we  
11 going to revisit the other stuff, right?

12 And there -- it may all be legitimate  
13 gripes, I'm not saying one way or the other, I just  
14 want to move forward with the business that we have  
15 to move forward and then handle that stuff just at a  
16 different point.

17 CHAIRWOMAN REYES: I agree.

18 COMMISSIONER RUSSO: Just my two cents  
19 on it.

20 COMMISSIONER SANFORD: Okay. Thank you  
21 for your two cents. Everything that I'm doing right  
22 now, asking right now, pertains to the existing  
23 contract.

24 CHAIRWOMAN REYES: The existing or the  
25 new contract?

1                   COMMISSIONER SANFORD: The existing,  
2                   that's why I clarified earlier, that this contract  
3                   is going to be the same contract, so I am asking  
4                   about these services. Now, we have this discussion,  
5                   this is the, unfortunately, you know, it's a  
6                   one-year contract, so this discussion only comes up  
7                   once a year, this is the only opportunity --

8                   CHAIRWOMAN REYES: Okay.

9                   COMMISSIONER SANFORD: -- this  
10                  Commissioner is going to have --

11                  CHAIRWOMAN REYES: Okay, so thank you.

12                  COMMISSIONER SANFORD: -- on this  
13                  contract --

14                  CHAIRWOMAN REYES: Thank you. I  
15                  appreciate that. So can we get the questions so  
16                  that we can move on? Thank you.

17                  COMMISSIONER SANFORD: Okay. I will  
18                  try to keep going without any interruptions.

19                  CHAIRWOMAN REYES: Yes, please.

20                  EXECUTIVE DIRECTOR RECKO: I would also  
21                  note that on a monthly list of bills there's an  
22                  opportunity to ask questions about the billing.

23                  CHAIRWOMAN REYES: Thank you, and we  
24                  did. But thank you.

25                  EXECUTIVE DIRECTOR RECKO: Not just

1 this --

2 COMMISSIONER SANFORD: Yeah, well,  
3 and -- but the billing, but if it's also the  
4 contract as well.

5 CHAIRWOMAN REYES: Okay. So if your  
6 question --

7 COMMISSIONER SANFORD: So my question  
8 earlier was there are items A through Z under  
9 Services, and there are multiple services over the  
10 last two years. My question is that of everything  
11 that you've billed to the -- to the Board, to the  
12 Housing Authority, is it conceivably covered under  
13 items A through Z of section 1, Services?

14 ATTORNEY M. FITZPATRICK: I do not have  
15 a copy of the contract in front of me. If you'd  
16 like to show it to me, I'd be happy to answer your  
17 question.

18 And I will point out that you're not  
19 talking about the past two years, you're talking  
20 about the past nine years of what I believe to be  
21 exemplary work to the Authority, and I believe we've  
22 always put the Authority's interests first. But if  
23 you'd like me to take a look at it, I'm happy to  
24 take a look at it.

25 COMMISSIONER SANFORD: Okay. You've



1           been here nine years, yes?

2                    ATTORNEY M. FITZPATRICK: Yes.

3                    COMMISSIONER SANFORD: And --

4                    ATTORNEY M. FITZPATRICK: Nine years in  
5           April.

6                    COMMISSIONER SANFORD: Was I one of the  
7           Commissioners that --

8                    (Simultaneous crosstalk.)

9                    CHAIRWOMAN REYES: Excuse me. Can we  
10          just -- listen, listen, I just feel like honestly --

11                    COMMISSIONER RUSSO: Let him go, let  
12          him go.

13                    CHAIRWOMAN REYES: This is just  
14          nonsense now, like, we're talking about a current  
15          contract, I don't really don't want to hear about  
16          nine years ago. It's the truth of the matter. If  
17          you have questions pertaining to the current  
18          contract, let's stick to that, please. Thank you.

19                    COMMISSIONER SANFORD: So I have a copy  
20          of the contract.

21                    CHAIRWOMAN REYES: Okay.

22                    COMMISSIONER SANFORD: We're having a  
23          discussion. Counsel requested a copy, I'm going to  
24          give him the contract and an opportunity to read it.

25                    CHAIRWOMAN REYES: Okay. And can you

1 ask him those -- yes --

2 COMMISSIONER SANFORD: Is that okay  
3 with you?

4 CHAIRWOMAN REYES: Yes, that would be  
5 absolutely okay with me.

6 COMMISSIONER SANFORD: All right.  
7 Okay. Please land that to the director?

8 COMMISSIONER RUSSO: You do that in an  
9 exemplary way.

10 ATTORNEY M. FITZPATRICK: Can you  
11 repeat your question, Commissioner?

12 COMMISSIONER SANFORD: So of the  
13 approximately two years of billing that I requested  
14 in writing, there are a number of services that  
15 you've charged. So the question is, of those  
16 services charged to us, are they covered through  
17 your contract items A through Z of section 1,  
18 Services?

19 ATTORNEY M. FITZPATRICK: I believe  
20 they are.

21 COMMISSIONER SANFORD: Okay. Thank  
22 you. So approximately three, four months ago maybe,  
23 there were a number of incidents or billable points  
24 contained within your billings, and a separate  
25 report requested by Commissioner Impastato was

1           regarding the alleged amount of time that  
2           Commissioner Sanford was -- that your firm has had  
3           to deal with Commissioner Sanford.

4                     Are you familiar with that?

5                     ATTORNEY M. FITZPATRICK: I am.

6                     COMMISSIONER SANFORD: Did you or your  
7           father prepare that?

8                     ATTORNEY M. FITZPATRICK: Our office  
9           prepared it.

10                    COMMISSIONER SANFORD: Your office,  
11           okay. So can you help me to understand under items  
12           A through Z, what -- under what authority of  
13           service, which of these services were you providing  
14           in the preparation of the resolution to censure this  
15           Commissioner?

16                    ATTORNEY M. FITZPATRICK: I don't agree  
17           with the premise.

18                    COMMISSIONER SANFORD: Okay. I would  
19           be happy to discuss the premise with you.

20                             (Simultaneous crosstalk.)

21                    CHAIRWOMAN REYES: But how does that  
22           have to do with this resolution?

23                    COMMISSIONER SANFORD: A resolution to  
24           censure this Commissioner was prepared by your firm  
25           and I'm trying to understand --

1                   ATTORNEY M. FITZPATRICK: At the  
2 request of the Board, correct.

3                   COMMISSIONER SANFORD: At the request  
4 of the Board.

5                   ATTORNEY M. FITZPATRICK: Correct.

6                   COMMISSIONER SANFORD: You're saying  
7 that it was at the request of the Board.

8                   CHAIRWOMAN REYES: Yes.

9                   COMMISSIONER SANFORD: Which Board  
10 Members?

11                   COMMISSIONER RUSSO: Well --

12                   COMMISSIONER SANFORD: I'm a member of  
13 the Board. I did not request it.

14                   ATTORNEY M. FITZPATRICK: I believe it  
15 was multiple Board Members.

16                   COMMISSIONER SANFORD: Multiple Board  
17 Members.

18                   So, Counsel, can you help me to  
19 understand which one of those Board Members  
20 requested --

21                   (Simultaneous crosstalk.)

22                   CHAIRWOMAN REYES: This has nothing to  
23 do with the current contract.

24                   COMMISSIONER SANFORD: This absolutely  
25 has everything to do with it.

1                   CHAIRWOMAN REYES: No, this does not.  
2 This has to do with your personal matter, and the  
3 fact that you were sanctioned and everything else,  
4 and it has absolutely nothing to do with the new  
5 contract in place.

6                   COMMISSIONER SANFORD: Madam Chair --

7                   CHAIRWOMAN REYES: I think this is  
8 something that should not even be discussed right  
9 now, honestly, Matt, and I think that if we do not  
10 have a motion to table this, then I ask that we move  
11 forward. I think we've given enough time to  
12 Commissioner Sanford. I think we have given enough  
13 time to Commissioner Sanford to ask all his  
14 questions.

15                   (Simultaneous crosstalk.)

16                   CHAIRWOMAN REYES: And, Commissioner  
17 Sanford, I will not repeat myself. As Chairwoman of  
18 this Board I have the authority to have you removed  
19 if you will not let me continue with this meeting.

20                   Do you understand? Do you understand?

21                   COMMISSIONER SANFORD: Go ahead and do  
22 it.

23                   CHAIRWOMAN REYES: I absolutely -- I  
24 absolutely will if you do not allow me to continue  
25 this meeting.

1 COMMISSIONER SANFORD: Counsel, which  
2 Commissioner --

3 (Simultaneous crosstalk.)

4 CHAIRWOMAN REYES: Call the vote,  
5 Director, please.

6 (Simultaneous crosstalk.)

7 COMMISSIONER SANFORD: Which Board  
8 Members --

9 CHAIRWOMAN REYES: Director, please  
10 call the vote.

11 COMMISSIONER SANFORD: It's your  
12 contract, which Board Members asked you to --

13 CHAIRWOMAN REYES: Director, could you  
14 call the vote?

15 COMMISSIONER SANFORD: Counsel--

16 COMMISSIONER RUSSO: One --

17 CHAIRWOMAN REYES: Please call the  
18 vote.

19 (Simultaneous crosstalk.)

20 EXECUTIVE DIRECTOR RECKO: I am now  
21 going to call the vote.

22 COMMISSIONER SANFORD: Counsel, there's  
23 a question, please.

24 EXECUTIVE DIRECTOR RECKO: Please.

25 COMMISSIONER SANFORD: Director, there

1 is a question before the counsel.

2 EXECUTIVE DIRECTOR RECKO: We need  
3 order here. We need order and the Chairman has  
4 instructed me to call the vote.

5 CHAIRWOMAN REYES: Right.

6 COMMISSIONER SANFORD: Listen, if you  
7 guys renew this contract again, you have --

8 EXECUTIVE DIRECTOR RECKO: Anthony  
9 Forbes --

10 COMMISSIONER FORBES: Yes.

11 COMMISSIONER SANFORD: You're doing  
12 something that contains illegal acts.

13 EXECUTIVE DIRECTOR RECKO: This is  
14 ridiculous.

15 COMMISSIONER SANFORD: I tried to be --

16 EXECUTIVE DIRECTOR RECKO: Andrew  
17 Impastato?

18 COMMISSIONER SANFORD: This is an  
19 illegal action that you're doing, renewing it at  
20 this time.

21 COMMISSIONER IMPASTATO: Yes. Yes.

22 COMMISSIONER SANFORD: I'm going to  
23 keep talking --

24 EXECUTIVE DIRECTOR RECKO: Barbara  
25 Reyes?

1 CHAIRWOMAN REYES: Yes.

2 EXECUTIVE DIRECTOR RECKO: Michael

3 Russo?

4 COMMISSIONER RUSSO: Aye.

5 EXECUTIVE DIRECTOR RECKO: James

6 Sanford?

7 COMMISSIONER SANFORD: No. This Board

8 is acting negligently --

9 (Simultaneous crosstalk.)

10 EXECUTIVE DIRECTOR RECKO: Erica

11 Seitzman?

12 COMMISSIONER SEITZMAN: Yes.

13 CHAIRWOMAN REYES: Thank you.

14 COMMISSIONER SANFORD: And Counsel --

15 CHAIRWOMAN REYES: And we appreciate

16 your --

17 COMMISSIONER SANFORD: Counsel, you are

18 not going to escape accountability on this matter no

19 matter how many times --

20 (Simultaneous crosstalk.)

21 CHAIRWOMAN REYES: Thank you.

22 Resolution passes. Could we move on to the next

23 resolution?

24 \*\*\*\*\*

25



1 RESOLUTION NO. 2024-03.14.

2 CHAIRWOMAN REYES: Resolution No.  
3 2023-03.14.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to award a contract for  
6 special legal services.

7 COMMISSIONER SEITZMAN: Motion.

8 COMMISSIONER RUSSO: Second.

9 CHAIRWOMAN REYES: I have a question.

10 COMMISSIONER FORBES: Yes. Oh, I'm  
11 sorry.

12 CHAIRWOMAN REYES: Don't jump ahead of  
13 yourself, Commissioner. I know we all want to get  
14 out of here.

15 But my question is, I just want an  
16 understanding, Manfredi is not our -- he handles  
17 special litigation.

18 EXECUTIVE DIRECTOR RECKO: That's  
19 correct.

20 CHAIRWOMAN REYES: So when we are  
21 sending e-mails, should he also be CC'd on the  
22 e-mails, or is that appropriate, is that  
23 inappropriate, I just need to understand.

24 EXECUTIVE DIRECTOR RECKO: No, he  
25 should not unless he's directly involved in the

1 case. Our general legal issues are handled by  
2 Fitzpatrick & Waterman. If we have, for example, a  
3 lawsuit against us, it may be assigned to Joe  
4 Manfredi, but you would know that at that point.

5 CHAIRWOMAN REYES: Okay.

6 EXECUTIVE DIRECTOR RECKO: General  
7 legal stuff, everyday, no, and Manfredi is not  
8 retained for that purpose.

9 CHAIRWOMAN REYES: Okay. Perfect. I  
10 just wanted to understand that.

11 There is no further questions on my  
12 behalf.

13 COMMISSIONER RUSSO: Madam Chair?

14 CHAIRWOMAN REYES: Yes, sure.

15 COMMISSIONER RUSSO: I have a question.

16 In a situation where a Commissioner was  
17 acting outside of this Board or their capacity in  
18 this Board, would that be like a special legal kind  
19 of thing, or is that something that is going to be  
20 handled in-house or is that -- like, for example,  
21 like, if somebody utilized their title, like, in a  
22 condo board dispute or something, trying to  
23 represent themselves as being, you know,  
24 Commissioner on the Housing Authority to kind of  
25 push themselves in that world when it has nothing to

1 do with the Housing Authority, is that, like, a  
2 special legal counsel or would that come before you  
3 as a general legal counsel?

4 EXECUTIVE DIRECTOR RECKO: As the  
5 executive director, I would assign that to the  
6 general legal counsel.

7 COMMISSIONER RUSSO: Okay. Just wanted  
8 to know. Thank you.

9 CHAIRWOMAN REYES: Thank you. Anybody,  
10 questions?

11 COMMISSIONER SANFORD: Sorry, what is  
12 the -- can you clarify the purpose of your question?  
13 I mean, you've asked questions of me, I'd like to  
14 ask questions of you. What are you referring to  
15 specifically?

16 COMMISSIONER RUSSO: No, like when  
17 things happen outside of this Board, right? So if a  
18 member of this Board tries to overstep their bounds  
19 and goes beyond what the duties of a Board Member  
20 is, is that going to be handled in-house or would  
21 that be outsourced to the special legal counsel?  
22 Because is it a special circumstance or is it really  
23 just a general circumstance, that's really what the  
24 question is.

25 COMMISSIONER SANFORD: I understand the

1 question, and I was getting to that very question --

2 COMMISSIONER RUSSO: Yeah.

3 COMMISSIONER SANFORD: -- because

4 counsel --

5 COMMISSIONER RUSSO: I think I did -- I

6 think I did it in ten seconds, so you got an answer.

7 COMMISSIONER SANFORD: Okay. Great.

8 So now --

9 CHAIRWOMAN REYES: Thank you.

10 COMMISSIONER SANFORD: Now Councilman

11 Russo has helped to --

12 COMMISSIONER RUSSO: Appreciate it.

13 CHAIRWOMAN REYES: Okay. But we're not

14 speaking on Fitzpatrick's --

15 COMMISSIONER SANFORD: -- the

16 question --

17 COMMISSIONER RUSSO: You're welcome.

18 COMMISSIONER SANFORD: So thank you --

19 CHAIRWOMAN REYES: Contract, any more?

20 COMMISSIONER SANFORD: Counsel, can you

21 answer the question?

22 CHAIRWOMAN REYES: No, you don't have

23 to, Matt, we have moved on from that.

24 (Simultaneous crosstalk.)

25 CHAIRWOMAN REYES: Counsel, Counsel, we

1 have moved on from that, I will prefer that you do  
2 not answer that.

3 COMMISSIONER SANFORD: We have not  
4 moved on --

5 CHAIRWOMAN REYES: We are now on the  
6 resolution to award the contract --

7 (Simultaneous crosstalk.)

8 CHAIRWOMAN REYES: -- for special legal  
9 services to Manfredi Esquires. So are we -- can  
10 we --

11 COMMISSIONER SEITZMAN: There was a  
12 motion.

13 CHAIRWOMAN REYES: We have a motion and  
14 a second. Okay. So can we call the vote, Director.

15 COMMISSIONER SANFORD: We can. Anthony  
16 Forbes?

17 CHAIRWOMAN REYES: Mr. Forbes?

18 COMMISSIONER FORBES: I can come in  
19 now?

20 CHAIRWOMAN REYES: Yes.

21 COMMISSIONER FORBES: Yes.

22 EXECUTIVE DIRECTOR RECKO: Andrew  
23 Impastato?

24 COMMISSIONER IMPASTATO: Yes.

25 EXECUTIVE DIRECTOR RECKO: Barbara

1           Reyes?

2                           CHAIRWOMAN REYES:   Yes.

3                           EXECUTIVE DIRECTOR RECKO:   Michael

4           Russo?

5                           COMMISSIONER RUSSO:   Aye.

6                           EXECUTIVE DIRECTOR RECKO:   James

7           Sanford?

8                           COMMISSIONER SANFORD:   Abstain.

9                           EXECUTIVE DIRECTOR RECKO:   Erica

10          Seitzman?

11                          COMMISSIONER SEITZMAN:   Yes.

12                          \*\*\*\*\*

13

14

15

16

17

18

19

20

21

22

23

24

25

1 RESOLUTION NO. 2024-03.15  
2 CHAIRWOMAN REYES: Resolution  
3 No. 2024-03.15.  
4 A resolution of the Housing Authority  
5 of the City of Hoboken to award a contract for  
6 resident services programs providers.  
7 Questions? Concerns?  
8 COMMISSIONER SEITZMAN: Motion.  
9 COMMISSIONER RUSSO: Second.  
10 CHAIRWOMAN REYES: Questions?  
11 Concerns? I'm jumping ahead of myself.  
12 Call the vote, Director.  
13 EXECUTIVE DIRECTOR RECKO: Anthony  
14 Forbes?  
15 COMMISSIONER FORBES: Yes.  
16 EXECUTIVE DIRECTOR RECKO: Andrew  
17 Impastato?  
18 CHAIRWOMAN REYES: Andrew?  
19 COMMISSIONER IMPASTATO: Yes.  
20 EXECUTIVE DIRECTOR RECKO: Barbara  
21 Reyes?  
22 CHAIRWOMAN REYES: I abstain.  
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 CHAIRWOMAN REYES: Thank you.

8 COMMISSIONER SEITZMAN: Madam Chair? I  
9 think we have some confusion because didn't we do  
10 this last month? This is just supposed to be for  
11 two? Or am I reading that in the back correctly?

12 COMMISSIONER RUSSO: Which one?

13 CHAIRWOMAN REYES: Yeah, I think -- I  
14 believe that this was supposed to be just for hire.

15 EXECUTIVE DIRECTOR RECKO: It is.  
16 The -- if you read this --

17 CHAIRWOMAN REYES: It's in the wording.

18 EXECUTIVE DIRECTOR RECKO: The  
19 whereases are just a repetition --

20 COMMISSIONER SEITZMAN: Oh, I see.

21 EXECUTIVE DIRECTOR RECKO: -- and  
22 saying that last time we approved six and now  
23 we're --

24 COMMISSIONER SEITZMAN: I see. No  
25 problem.



1                   ATTORNEY M. FITZPATRICK:  So the vote  
2           that the Board just took is with respect to HOPES.

3                   COMMISSIONER RUSSO:  Specifically.

4                   COMMISSIONER SEITZMAN:  Thank you,  
5           Madam Chair.  Perfect.  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. 2024-03.16

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-03.16.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to award a contract for  
6 resident services program providers.

7 COMMISSIONER SEITZMAN: Motion.

8 COMMISSIONER RUSSO: Second.

9 CHAIRWOMAN REYES: Questions?

10 Concerns?

11 Call the vote, Director.

12 EXECUTIVE DIRECTOR RECKO: Anthony

13 Forbes?

14 COMMISSIONER FORBES: Yes.

15 EXECUTIVE DIRECTOR RECKO: Andrew

16 Impastato?

17 COMMISSIONER IMPASTATO: Yes.

18 EXECUTIVE DIRECTOR RECKO: Barbara

19 Reyes?

20 CHAIRWOMAN REYES: Yes.

21 EXECUTIVE DIRECTOR RECKO: Michael

22 Russo?

23 COMMISSIONER RUSSO: Aye.

24 EXECUTIVE DIRECTOR RECKO: James

25 Sanford?

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. 2024-03.17

2 CHAIRWOMAN REYES: Resolution  
3 No. 2024-03.17.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to extend the contract for  
6 electrical services.

7 COMMISSIONER SEITZMAN: Motion.

8 COMMISSIONER RUSSO: Second.

9 CHAIRWOMAN REYES: Questions?  
10 Concerns?

11 Call the vote, Director.

12 EXECUTIVE DIRECTOR RECKO: Andrew  
13 Forbes?

14 COURT STENOGRAPHER: Anthony Forbes.

15 COMMISSIONER FORBES: Andrew Forbes?  
16 Who's that? I like that combo.

17 (Simultaneous crosstalk.)

18 COMMISSIONER RUSSO: Trying to get to  
19 the meeting.

20 EXECUTIVE DIRECTOR RECKO: I like both  
21 of you.

22 COMMISSIONER FORBES: Hey, I know it's  
23 9:14, but who is Andrew Forbes?

24 COMMISSIONER IMPASTATO: He's in the  
25 (indiscernible) --

1 EXECUTIVE DIRECTOR RECKO: Let's try it  
2 again.

3 COMMISSIONER FORBES: I know that white  
4 chocolate level too, I get it. I get it.

5 EXECUTIVE DIRECTOR RECKO: So can we  
6 try Anthony Forbes?

7 COMMISSIONER FORBES: Yes. Yes.

8 EXECUTIVE DIRECTOR RECKO: How about  
9 Reverend Impastato? I'm sorry.

10 (Laughter.)

11 COMMISSIONER IMPASTATO: Definitely  
12 not.

13 EXECUTIVE DIRECTOR RECKO: Andrew  
14 Impastato?

15 COMMISSIONER IMPASTATO: Definitely  
16 not.

17 EXECUTIVE DIRECTOR RECKO: Andrew  
18 Impastato?

19 COMMISSIONER IMPASTATO: Yes.

20 EXECUTIVE DIRECTOR RECKO: Barbara  
21 Reyes?

22 CHAIRWOMAN REYES: Yes.

23 EXECUTIVE DIRECTOR RECKO: Michael  
24 Russo?

25 COMMISSIONER RUSSO: Aye.

1 EXECUTIVE DIRECTOR RECKO: James  
2 Sanford?  
3 COMMISSIONER SANFORD: No.  
4 EXECUTIVE DIRECTOR RECKO: Erica  
5 Seitzman?  
6 COMMISSIONER SEITZMAN: Yes.  
7 \*\*\*\*\*

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

1 RESOLUTION NO. 2024-03.18

2 CHAIRWOMAN REYES: Resolution

3 No. 2024-03.18.

4 A resolution of the Housing Authority

5 of the City of Hoboken to extend a contract for

6 landscaping services?

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 COMMISSIONER FORBES: Yes.

15 EXECUTIVE DIRECTOR RECKO: Andrew

16 Impastato?

17 COMMISSIONER IMPASTATO: Yes.

18 EXECUTIVE DIRECTOR RECKO: Barbara

19 Reyes?

20 CHAIRWOMAN REYES: Yes.

21 EXECUTIVE DIRECTOR RECKO: Michael

22 Russo?

23 COMMISSIONER RUSSO: Aye.

24 EXECUTIVE DIRECTOR RECKO: James

25 Sanford?

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 CHAIRWOMAN REYES: Okay. Motion to  
2 adjourn.

3 COMMISSIONER RUSSO: Second. All in  
4 favor?

5 CHAIRWOMAN REYES: All in favor?

6 COMMISSIONER SEITZMAN: Aye.

7 COMMISSIONER SANFORD: No.

8 CHAIRWOMAN REYES: Aye.

9 COMMISSIONER IMPASTATO: Yes.

10 CHAIRWOMAN REYES: Good night. See you  
11 next month.

12 (Concluded at 9:15 p.m.)

13  
14  
15  
16  
17  
18  
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 testimony 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  
C.C.R. License No. XI01210

18 \*\*\*\*\*  
19  
20  
21  
22  
23  
24  
25