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

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THURSDAY  
SEPTEMBER 14, 2023  
7:00 P.M.

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HELD IN PERSON AT  
220 ADAMS STREET  
HOBOKEN, NEW JERSEY

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

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APPEARANCES:

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

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ALSO PRESENT:

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

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23  
24  
25  
THERESA L. TIERNAN, RMR, CCR  
CERTIFIED STENOGRAPHIC SHORTHAND REPORTER  
(201) 924-7474

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1                   CHAIRWOMAN REYES: Could we stand for  
2 the Pledge of Allegiance?

3                   (Pledge of Allegiance recited at this time.)

4                   CHAIRWOMAN REYES: I would like to  
5 advise those present that the notice of this regular  
6 meeting of the Housing Authority of the City of  
7 Hoboken has been provided to the public in  
8 accordance with the provisions of the Open Public  
9 Meetings Act. Notice of this regular monthly  
10 meeting of Thursday, September 14, 2023, was given  
11 by publication of the annual meeting notice of the  
12 Authority with amendments as necessary and was sent  
13 to the Jersey Journal and Star Ledger on Tuesday,  
14 September 5, 2023, as notification to the general  
15 public of said meeting and sent to the City Clerk of  
16 Hoboken on Tuesday, September 5, 2023, with a copy  
17 of the agenda to be posted on the bulletin board in  
18 City Hall, Hoboken Library, and Hoboken Police  
19 Department, and posted on the Authority's website on  
20 Tuesday, September 5, 2023. I direct the minutes of  
21 this meeting to state that I have announced that  
22 adequate notice of this meeting has been given as  
23 required by the Open Public Meetings Act.

24                   Director, you want to do a roll call?

25                   EXECUTIVE DIRECTOR RECKO: Sure.

1 Anthony Forbes?  
2 Andrew Impastato?  
3 COMMISSIONER IMPASTATO: Present.  
4 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
5 COMMISSIONER LEWIT: Here.  
6 EXECUTIVE DIRECTOR RECKO: Barbara  
7 Reyes?  
8 CHAIRWOMAN REYES: Here.  
9 EXECUTIVE DIRECTOR RECKO: Michael  
10 Russo?  
11 James Sanford?  
12 Erica Seitzman?  
13 COMMISSIONER SEITZMAN: Present.  
14 CHAIRWOMAN REYES: Public portion.  
15 We have public portion.  
16 Jeanette Lopez?  
17 MS. LOPEZ: Right here.  
18 CHAIRWOMAN REYES: You could come up to  
19 the mic. You have five minutes. I just ask you  
20 guys to be respectful.  
21 MS. LOPEZ: Can you put this down,  
22 please? I can't.  
23 CHAIRWOMAN REYES: I also am asking  
24 anyone, if you need to have a conversation, please  
25 stand out in the hallway. If you have phones,

1 please put them on vibrate. Thank you.

2 MS. LOPEZ: Thank you. Can I talk now?

3 COURT STENOGRAPHER: Could you just  
4 state your name?

5 MS. LOPEZ: My name is Jeanette Lopez.  
6 I live at 221 Jackson, 5E. I come to the meeting  
7 because I just got a letter today because I spoke  
8 the truth at the meeting last week and they told me  
9 if I don't giving up my daughter, she don't got no  
10 apartment, I got to get out. I got the letter right  
11 here today. If I don't kick out my daughter, she  
12 don't have a place to live. I'm not leaving my  
13 grandkids homeless in the street. I'm not going to  
14 throw her out. So if they want me -- they want to  
15 do something, give her an apartment. She don't got  
16 nowhere to live. She got two kids. I'm not leaving  
17 her on the street and I got the letter right here.  
18 And they sent me to -- they gave it to me today. If  
19 I don't do it, I have to get rid of my daughter or  
20 get out.

21 So I'm not getting out, and I'm not  
22 leaving my daughter in the street. I'm fighting for  
23 my daughter and her rights. I'm not leaving my  
24 daughters -- my grandkids in the street, two babies.  
25 They're never with me. They go to school, they go

1 with their father, they come every two weeks home.  
2 They're never home with me, so I'm not putting them  
3 in the street, I'm not, those are my babies, you  
4 know? They're my babies, I'm not doing it, I'm not.

5 So I'm just letting you know, I got the  
6 letter right here. I don't -- I'm not in violation  
7 of my lease. How can I be in violation of my lease  
8 when I told them they was staying with me? I'm not  
9 doing nothing wrong. I spoke the truth. And now I  
10 got a letter saying I got to get out? It's not  
11 right.

12 EXECUTIVE DIRECTOR RECKO: Why don't  
13 you come and see us tomorrow?

14 MS. LOPEZ: Okay. Why don't -- I'm  
15 going to get the pusharounds again or somebody is  
16 going to talk to me as personal?

17 EXECUTIVE DIRECTOR RECKO: I'm sorry.  
18 I don't understand that.

19 MS. LOPEZ: If I go to speak to you  
20 tomorrow day, will I get taken care of or it's going  
21 to be the same thing again?

22 EXECUTIVE DIRECTOR RECKO: Well, we'll  
23 try our best. I can't answer you until we meet.

24 MS. LOPEZ: Okay. I'm just letting you  
25 know. I'm not leaving her on the street. I'm

1           sorry, but I'm not. I'm not.

2                   CHAIRWOMAN REYES: Miss Rodriguez?

3                   MS. RODRIGUEZ: Good afternoon.

4                   COURT STENOGRAPHER: Could I just have  
5 your first name?

6                   MS. RODRIGUEZ: Altagracia.

7           A-L-T-A-G-R-A-C-I-A. I live at 222 Harrison Street,  
8 Apartment 1B. Okay. It's been constantly times I  
9 have called. I have mold in my bathroom. I got  
10 pictures. It's disgusting, okay? I live with my  
11 daughter. I suffer from asthma, her too. I would  
12 like to know what's going on. What's going on?  
13 It's always an excuse. You know what, there's not  
14 enough workers. You know what, it's tomorrow, it's  
15 tomorrow. No, it has to be done. I suffer from  
16 asthma. It's no good.

17                   CHAIRWOMAN REYES: And you placed a  
18 work order? I know we don't do the back and forth,  
19 I just want to make sure.

20                   MS. RODRIGUEZ: Constantly times. I'm  
21 tired. I'm tired. What do I got to do? Do I have  
22 to do it?

23                   VOICE: Show the pictures.

24                   COMMISSIONER IMPASTATO: We believe  
25 you.

1 EXECUTIVE DIRECTOR RECKO: Can Sammy  
2 come out and see you tomorrow?

3 MS. RODRIGUEZ: Look.

4 COMMISSIONER IMPASTATO: Yeah, I  
5 believe you.

6 CHAIRWOMAN REYES: He's the supervisor.

7 MR. FERMAINT: I spoke with her. I set  
8 a time with her.

9 MS. RODRIGUEZ: It's nasty.

10 COMMISSIONER IMPASTATO: He's saying --

11 MR. FERMAINT: I went on vacation, but  
12 I would actually definitely tomorrow morning.

13 EXECUTIVE DIRECTOR RECKO: Sammy will  
14 come see you tomorrow morning.

15 MS. RODRIGUEZ: I got anxiety. And I'm  
16 not a nasty person. Anybody that knows me, I'm a  
17 clean person. I've been living there for 16 years,  
18 and if you come to my apartment, it's clean, and  
19 everybody says, wow, it's clean. Yes, I am. And  
20 that's my bathtub. As much as you clean --

21 (Simultaneous crosstalk.)

22 COMMISSIONER IMPASTATO: He's going to  
23 see you. He's going to come tomorrow.

24 MS. RODRIGUEZ: My thing is, right,  
25 okay, as much as you paint over it, it's going to





1 her too, right?

2 CHAIRWOMAN REYES: Uh-huh. I would  
3 just like to add on top of what Ms. Odessa is  
4 saying. Recently, about a week ago, her vehicle,  
5 that tenant's vehicle was towed and she was just  
6 livid, making all kinds of threats, and this was  
7 just outside.

8 EXECUTIVE DIRECTOR RECKO: We know who  
9 that is now.

10 MS. RODRIGUEZ: Yeah, but y'all need to  
11 do something with her, Mr. Recko. I mean, we quiet  
12 people. We don't have problems in the projects.  
13 We've been living here, raised up here, we don't  
14 need outsiders coming in here threatening us.  
15 Because if you don't do something with her it's  
16 going to be a problem.

17 EXECUTIVE DIRECTOR RECKO: Uh-huh.

18 MS. RODRIGUEZ: You going to be a  
19 problem. I have a big family and I'm tired, my  
20 sister want to come down here and hurt that lady and  
21 I don't want that. I don't want that. Call it to  
22 the office, bring all of the tenants in the building  
23 to the office and we'll tell you enough is enough,  
24 Mr. Recko.

25 EXECUTIVE DIRECTOR RECKO: Understood.

1 MS. RODRIGUEZ: You got to do  
2 something, please.

3 EXECUTIVE DIRECTOR RECKO: Thank you.

4 MS. RODRIGUEZ: Because I'm 68 years  
5 old and I'm telling you I will hurt somebody. Okay?  
6 And Jeannie knows me, you all know me. I will hurt  
7 somebody. Do something with that lady because she's  
8 from Jersey City, and whatever happened to her in  
9 Jersey City, that's her problem. Don't bring it to  
10 Hoboken because we're not having it, okay? Thank  
11 you.

12 EXECUTIVE DIRECTOR RECKO: Thank you.

13 COMMISSIONER IMPASTATO: Do we get,  
14 like, referrals or do we, like, when we have a new  
15 tenant, do we get, like, a, you know, a little  
16 background check --

17 EXECUTIVE DIRECTOR RECKO: We do a  
18 criminal background check on everyone and if they  
19 come back --

20 (Simultaneous crosstalk.)

21 COURT STENOGRAPHER: I'm sorry, I'm  
22 just having a -- go ahead.

23 EXECUTIVE DIRECTOR RECKO: If they come  
24 out clean on the criminal background check, and  
25 there's no significant credit issues, then they're

1 allowed in.

2 COMMISSIONER IMPASTATO: We don't call  
3 the former landlord?

4 EXECUTIVE DIRECTOR RECKO: We found  
5 that to be pretty useless over time because they  
6 won't tell us anything in this legal forum. And  
7 then, again, it takes a while to --

8 COMMISSIONER IMPASTATO: This is a --

9 EXECUTIVE DIRECTOR RECKO: We are aware  
10 of that and we are --

11 COMMISSIONER IMPASTATO: -- this is a  
12 new tenant?

13 EXECUTIVE DIRECTOR RECKO: Yes, and we  
14 are taking action, but, again, it takes a while.

15 Like Barbara said, we had a run-in with  
16 her earlier in the week.

17 CHAIRWOMAN REYES: Joseph Gonzalez.

18 MR. GONZALEZ: Joseph Gonzalez.

19 COURT STENOGRAPHER: With a Z? With a  
20 Z?

21 MR. GONZALEZ: Yeah, double Zs. Is it  
22 okay if she talks on my behalf?

23 CHAIRWOMAN REYES: Guys, could we  
24 please keep it down in the back.

25 MR. GONZALEZ: I just came from a wake

1 and I need my mind here, could she talk for me  
2 please?

3 COURT STENOGRAPHER: Just direct it to  
4 the Chair.

5 CHAIRWOMAN REYES: What she's saying is  
6 he wants her to speak for him because he feels more  
7 comfortable with her talking.

8 EXECUTIVE DIRECTOR RECKO: Sure.

9 (Simultaneous crosstalk.)

10 CHAIRWOMAN REYES: She doesn't speak  
11 English, so we might have to translate. I mean, I  
12 don't have a problem or Frank, you don't have a  
13 problem?

14 MR. MERCHAND: (Interpreting:) She's  
15 just saying good evening to everybody. She's saying  
16 hi to everyone.

17 So she's, first of all, thanking us for  
18 the many years that he's been our tenant, and she's  
19 been very grateful for that, but -- so based on  
20 his -- he has a disability, vision, that he's been  
21 requesting help with his bathroom. So she's saying  
22 that he's got many scars on his legs from trying to  
23 get in the tub and not being able to see and hitting  
24 it, so is it -- also what she's talking about is a  
25 retrofitting, if we can retrofit the bathroom to be

1 a handicapped accessible unit, is what the question  
2 is about. So --

3 MR. FERMAINT: We would have to come  
4 in --

5 COURT STENOGRAPHER: I just can't hear  
6 you, Sammy.

7 MR. FERMAINT: We would have to come in  
8 and actually make sure that the piping system would  
9 be adjustable so that we can put that retrofit in,  
10 but I will look into that first thing tomorrow.  
11 I'll call up the company.

12 EXECUTIVE DIRECTOR RECKO: Could  
13 somebody, can maintenance go see them tomorrow?  
14 Will you be home tomorrow?

15 MR. MERCHAND: She wants to thank you  
16 for the great job you're doing on all the units.

17 EXECUTIVE DIRECTOR RECKO: Thank you.

18 MR. MERCHAND: And, also, Ms. Jeannie  
19 for taking all the --

20 COMMISSIONER IMPASTATO: Do they  
21 have -- do you have the unit?

22 MR. MERCHAND: Yes, we know where it  
23 is.

24 So she's also saying that there's mold  
25 in the bathroom. It does get fixed, but it comes

1 back and then it falls and they fix it and it comes  
2 back, so -- she's blessing everyone's day, every  
3 day.

4 MR. GONZALEZ: And, Mr. Recko, thank  
5 you so much, because I've come from a wake and my  
6 mind is not set to speak today.

7 EXECUTIVE DIRECTOR RECKO: Well, I'm  
8 sorry.

9 MR. GONZALEZ: And I thank you so much  
10 for hearing her and my words.

11 EXECUTIVE DIRECTOR RECKO: You're so  
12 welcome.

13 MR. GONZALEZ: And god bless each and  
14 every one of you.

15 Mr. Frank, thank you so much for  
16 translating.

17 COURT STENOGRAPHER: Could I just have  
18 your name? I'm sorry.

19 MS. MENA: It's Anhy, A-N-H-Y, Maena,  
20 M-A-E-N-A. Thank you.

21 CHAIRWOMAN REYES: Thank you.  
22 Goodnight.

23 Ramon Perez.

24 MR. PEREZ: Ramon Perez.

25 CHAIRWOMAN REYES: His name is Ramon

1           Perez. I think he doesn't speak English either.

2                     1H. I have a problem.

3                     MR. MERCHAND: (Interpreting:) So he's  
4           having issues with bedbugs in his apartment. It's  
5           been on and off for about six months. He's talking  
6           about today one of the case workers came and because  
7           every, you know, they are aware of his issue, they  
8           won't even see him in his apartment. So they can't  
9           see him down here today, but that he's talking about  
10          he's about to go for surgery and, you know, I guess  
11          the point that he's about to get to is, you know,  
12          can we go in there when he's out, but he hasn't  
13          gotten to that, but I think where he's going.

14                     So it's affecting his sleep now. He  
15          says when he goes to sleep, he wakes up with it. It  
16          is -- we understand what it is so we --

17                     CHAIRWOMAN REYES: He also stated that  
18          when the exterminator goes in, he's not doing the  
19          entire apartment. Is that --

20                     EXECUTIVE DIRECTOR RECKO: Oh, they  
21          usually do the entire apartment. I don't know why  
22          that would be.

23                     (Commissioner Sanford enters the proceedings  
24          at 7:19 p.m.)

25                     CHAIRWOMAN REYES: He's stating that



1 that's not what's happening.

2 MR. MERCHAND: I think what we got to  
3 get to is the point for bedbug treatment, there's,  
4 like, a whole thing that has to happen in the unit  
5 that whether it's himself or -- I don't know the  
6 particular case, but I will get involved since  
7 there's a lot that needs to that happen. It's not  
8 just the spring, and I know that we've been -- this  
9 is going to be a recurring issue with some folks.

10 Yeah, so this is a particular case. We  
11 have a few people that are on the Hop that we treat  
12 it, we stop it, they get on the Hop, it comes back.  
13 So we have about four or five people on this bus,  
14 and we're working with the city, because I think at  
15 some point we're going to have to treat the bus,  
16 so -- but we have been in and out of his unit, but  
17 we need to get to the point is, you know, that's  
18 what we're talking about, sometimes the treatment  
19 has to be extremely aggressive when you have to take  
20 everything out, everything has to go to the washer  
21 dryer. Let me ask him if he's gone through this  
22 treatment.

23 (Simultaneous crosstalk.)

24 CHAIRWOMAN REYES: Please,  
25 conversations should be outside.

1 MR. MERCHAND: He says that actually  
2 his procedure right now is he actually has his  
3 clothes in bags, and then when he is going to wear  
4 something, he brings it to the laundry room and he  
5 heats it and or irons it before he wears it. So we  
6 will work with him. I know that this is a problem  
7 that we actually have that, you know, we got to get  
8 to the bottom of it.

9 EXECUTIVE DIRECTOR RECKO: We will work  
10 with him. We know how to get rid of bedbugs. We  
11 get rid of many bedbugs in many apartments, so we'll  
12 continue to work --

13 (Simultaneous crosstalk.)

14 COMMISSIONER IMPASTATO: You're talking  
15 about the Hop, the bus, right?

16 MR. MERCHAND: Yes.

17 COMMISSIONER IMPASTATO: The City  
18 owned.

19 MR. MERCHAND: Yes.

20 COMMISSIONER IMPASTATO: We might have  
21 to involve the city.

22 MR. MERCHAND: We're going to have to  
23 work together because I know that a lot of folks  
24 that rely on that, you know, they're going through  
25 the treatment, and because we have them in different

1 buildings, we've now experienced and we've kind of  
2 now pinpointed it to that. So, unfortunately, they  
3 our passing it to each other, and now, you know,  
4 it's going to be one of those things.

5 I am hoping that maybe we can do  
6 something with, like, the dog, like there's a dog  
7 you can bring out and kind of do a once -- a little  
8 sweep or something, so we're at that point. I know  
9 that there's a few that we know that we've  
10 pinpointed, and it's kind of a small resurgence that  
11 we see right now.

12 COMMISSIONER IMPASTATO: Could you ask  
13 him how many times he's complained about this?

14 MR. MERCHAND: Six months.

15 COMMISSIONER IMPASTATO: So, no, six  
16 months he's been complaining, like, to --

17 MR. MERCHAND: No, he said he's  
18 complained many times and over the period of time  
19 we've probably gone in there many, many times, but  
20 this is something that we're going to have to get to  
21 the point sometimes you got to extract everything  
22 and then so --

23 EXECUTIVE DIRECTOR RECKO: We have  
24 responded --

25 MR. MERCHAND: Yes.

1 EXECUTIVE DIRECTOR RECKO: -- to those  
2 complaints.

3 MR. MERCHAND: I'm looking -- we can  
4 probably pull that up.

5 MR. FERMAINT: We've responded  
6 (inaudible) -- actually, the issue is also we  
7 can't -- the chemical that's used to attack the  
8 bedbugs, it can't be around food sources, like  
9 cabinets, pantries, so those are the places that  
10 they're not spraying for the bedbug, they'll go into  
11 the bedrooms where the cabinets are at, the  
12 dressers.

13 COMMISSIONER IMPASTATO: And we  
14 don't -- we can't -- can we get him to another unit?  
15 How's that?

16 MR. MERCHAND: And what we first have  
17 to do is he would have to be okay with kind of  
18 leaving everything behind, because if he just takes  
19 it -- just takes it with him, and then he goes --  
20 and, actually, we just did this in another building,  
21 we gave the apartment and there was a  
22 (indiscernible) individual, and now the new  
23 apartment has it. We cleared in the old apartment  
24 and now here we're again. So we will have to work,  
25 along with Danny, along with, you know, Chris --

1                   CHAIRWOMAN REYES: The social services  
2 department of the city should be able to help you with  
3 that.

4                   MR. MERCHAND: And that's actually who  
5 keeps calling us about the problem, and that's how  
6 we kind of like tied it in together, through social  
7 services in the city.

8                   CHAIRWOMAN REYES: The social worker?

9                   MR. MERCHAND: So today wasn't --

10                  THE WITNESS: (Speaking in Spanish.)

11                  MR. MERCHAND: We'll work with --

12                  COMMISSIONER IMPASTATO: What did he  
13 say?

14                  MR. MERCHAND: No no, it's the same,  
15 we're still talking about the, you know.

16                  EXECUTIVE DIRECTOR RECKO: Say it  
17 anyway.

18                  MR. MERCHAND: What he was saying to  
19 the exterminator about how they walk and he keeps  
20 telling them to do the floor, it's the same exact  
21 thing he said before.

22                  But yes, so I will work with Oscar  
23 tomorrow to find out what the treatments that we've  
24 had so far, and we are at the point that we do have  
25 to do something extra, above and beyond.

1                   CHAIRWOMAN REYES: Can we also make  
2                   sure that it's just -- if he's saying it's just  
3                   bedbugs, but is there something else, like are there  
4                   any other bugs in the home that maybe we can  
5                   exterminate that it's not bedbugs or, you know, just  
6                   a regular extermination as well? Just to make sure?

7                   MR. MERCHAND: He said that he's lost  
8                   about \$2,000 in throwing out clothes and he bought  
9                   another bed and --

10                  CHAIRWOMAN REYES: I just said that you  
11                  guys are going to work with him.

12                  (Simultaneous crosstalk.)

13                  CHAIRWOMAN REYES: Juana McCall.

14                  MS. MCCALL: Good evening, everybody.  
15                  My name is Juana McCall.

16                  COURT STENOGRAPHER: Could you spell  
17                  your first name?

18                  MS. MCCALL: Juana, J-U-A-N-A. McCall,  
19                  M-C-C-A-L-L. And I live 220 Adams, Apartment 9-0.  
20                  I moved in here last year in October, and since I've  
21                  been moved in this building, this young lady that  
22                  cleans here, her name is Jeannie or Jenny, whatever,  
23                  she cleans this building every day since I've been  
24                  moved into this building. I never had a problem  
25                  with the cleaning or falling or anything to that

1 nature.

2 On October -- I mean on September 8th,  
3 I came out the elevator, the second elevator, and I  
4 don't know what was on the floor, at this time she  
5 was on vacation, when I came out the elevator,  
6 before that the elevator was already dirty, before  
7 that, that was the day before. The next day was the  
8 eighth, I came out at six-something in the morning  
9 to leave out, and it was something slippery or wet  
10 on the floor, and I went down to where I got  
11 pictures and everything of the elevator being dirty  
12 when she went on vacation.

13 There was three young ladies that were  
14 supposed to been working this building while she was  
15 on vacation, and the building was nasty, the  
16 elevator was nasty, the laundry room was nasty. You  
17 can ask this young lady right here, Jeannie cleans  
18 here every day she comes to work.

19 VOICE: Jenny.

20 MS. MCCALL: Jenny, Jenny. She cleans  
21 here every day when she comes to work without fail,  
22 she cleans the walls, she cleans the windows, if she  
23 got to clean on her knees, she'll do it. These  
24 three young ladies did nothing when she went on  
25 vacation. Okay? The elevator was filthy. The

1 floor, my floor on the ninth floor was with doodoo  
2 in front of my door, a lump of doodoo in front of my  
3 door. The garbage room was filthy. What they did I  
4 don't know, but when Jeannie came back, Jenny,  
5 whatever her name is, when she came back, she  
6 miraculously cleaned this building again, and I  
7 haven't had a problem ever since she got back.

8 I don't know what they did. I got  
9 pictures here and I got the incident right here that  
10 shows when I fell on my knee. I already have  
11 problems with my legs, so when I fell there, it  
12 wasn't funny. I've been in pain ever since. And to  
13 people to -- what I've heard, I don't know how true  
14 it is, but they say that she don't clean. I --  
15 since I've been here she cleans this building every  
16 day that she works. And I haven't had a problem  
17 with that, until these girls came and didn't do  
18 nothing and I wind up falling.

19 So I just want to say thank you and  
20 have a blessed evening.

21 CHAIRWOMAN REYES: Thank you.

22 MS. MCCALL: That's all I've got this  
23 evening.

24 CHAIRWOMAN REYES: Sylvia Gonzalez.  
25 Frank?



1                   MR. MERCHAND: (Interpreting:) So yeah,  
2                   so she's talking about that she's having a problem  
3                   with her next-door neighbor, that he has a lot of  
4                   things on the balcony, and it's bringing insects  
5                   into her apartment, that she's seeing some roaches  
6                   and now maybe even some bedbugs as well.

7                   Also, she that she has self-treated  
8                   every day.

9                   EXECUTIVE DIRECTOR RECKO: Frank?

10                  MR. MERCHAND: Yeah, no, we have this,  
11                  right.

12                  EXECUTIVE DIRECTOR RECKO: Could you  
13                  translate?

14                  MR. MERCHAND: Yeah, no, no, so she --  
15                  I'm just explaining to her we had a meeting this  
16                  week and we sat together --

17                  CHAIRWOMAN REYES: Guys, I'm going to  
18                  ask you, if you have a phone, please put it on  
19                  vibrate or step outside.

20                  MR. MERCHAND: So what I was explaining  
21                  to her is after she showed the picture, I said that  
22                  do you remember me -- we met, we a meet and greet  
23                  this week, and we actually -- I had a one-on-one  
24                  with her, she explained to me, and we have an  
25                  appointment tomorrow to see go see this balcony, so

1 we will be going on that balcony just to take a look  
2 with the gentleman.

3 Yeah, so she's thanking Jeannie, Paula,  
4 Olga, yes, for all the help that they give her and  
5 obviously all the help that we give her as well, so  
6 she's grateful.

7 COMMISSIONER IMPASTATO: Can you ask  
8 her, is this the first time she's explained about  
9 it?

10 MR. MERCHAND: She said about a month  
11 ago she spoke with you.

12 EXECUTIVE DIRECTOR RECKO: Okay. I  
13 don't remember that, but go ahead.

14 MR. MERCHAND: Okay. Have a good  
15 night.

16 CHAIRWOMAN REYES: Sandra Smith?

17 MS. SMITH: Want me to translate it to  
18 Spanish?

19 (Laughter.)

20 CHAIRWOMAN REYES: No.

21 MS. SMITH: My name is Sandra Smith. I  
22 live at 221 Jackson Street, Apartment 2G. My  
23 concern is the same thing with housekeeping. That  
24 elevator, like I said, I brung the attention with  
25 Frank and Mr. Recko about the elevator. We have to

1 pull that rubber towel inside the elevator, people  
2 have tripped on that thing, it's like a bubble. And  
3 she's not here tonight, but Margie Biar [phonetic],  
4 when she got in the elevator, she went straight  
5 though and hit her -- hit the wall in the elevator.  
6 And it's not only her, it's quite a few other  
7 residents in there, and many a times when I have had  
8 went in I did the same thing. Thank God, you know,  
9 I'm walking now and I don't need the walker or the  
10 cane.

11 But the idea is that it needs to be  
12 clean. And we have dogs that is in there, they come  
13 in the elevator, they pee or wet or whatever, and  
14 they don't clean it up. So when residents come in  
15 there that are handicapped walkers and canes,  
16 they're going to slip and fall. And this is another  
17 thing, that's one issue.

18 The other one is that I asked to see if  
19 we can have a meeting with the commissioners and  
20 with the police department. We talked to Mr. Recko  
21 with the RAD Board and we would like to meet.

22 And I brung another thing, we brung  
23 attention with Mr. Recko because I call him, Friday  
24 and Saturday the security wasn't there at all. When  
25 I came home from church, nobody wasn't there, so I

1           brung it to his attention because, like you say, we  
2           paying and they're not there and they're not  
3           reporting to saying that somebody is out or  
4           anything, so this is money coming out of the budget.

5                        So and another thing, too, the  
6           cleaning, same thing. And 221 Jackson, the floors  
7           are not being cleaned, like I said, when I had my  
8           physical therapy that comes in and walk with me, the  
9           floors are dirty. And we have these little black  
10          gnats, as soon as you open the door they come flying  
11          in your house. So what I do, I just mop in front of  
12          my door because I can't mop the hallway because  
13          somebody slip and fall, I'll be accountable for it,  
14          so I just do my spot and spray. But the idea is,  
15          like, the window is broke, we had asked for to fix  
16          it so we could open a window, but you need a screen.  
17          They don't have no screens for us so maybe you can  
18          get, like, a piece of screen or something to put it  
19          or tack it to it so we could open it and get some  
20          fresh air. Because sometimes summertime has been  
21          hot.

22                        I wasn't able to come out because I had  
23          a kidney transplant, so I was in the house for three  
24          months. Now I'm out so now I'm bringing it to you.  
25          We need to do something with it. If not, then we

1 will raise some money and we will have it done in  
2 this building. Because I know you all on a budget,  
3 and right now we need -- we are seniors in there, so  
4 we want the same treatment as anything else.

5 One thing I got to say, the house  
6 keeper, we had a beautiful lady that was keeping our  
7 building, I know you all change it around, but we  
8 need her back because she kept that community room,  
9 the same thing what this lady said, it was clean.  
10 She mopped the floor, it's unfair for her to take  
11 the garbage out because people, like you said,  
12 Debora puts a sign in the compact, they put bags in  
13 there, they put furnitures in there. Many a times I  
14 had sent pictures to Ms. Grecko [phonetic], I think,  
15 Frank, you got to see it. I had even put a letter  
16 there in red letters telling them take the stuff  
17 outside in the back, because when you go in there,  
18 the bugs and I don't know what it was in there, I  
19 went in there, I had ran out and got a can of spray  
20 and start spraying all over in there because I  
21 couldn't put the garbage down the chute because it  
22 was so much bugs or I don't know what it was. I  
23 just said I was scared about bedbugs, so I just  
24 sprayed all inside there.

25 But right now the tenants, they don't

1 care, so they just leave it there, and I don't know  
2 what to say, how to solve it, but maybe y'all come  
3 up with some ideas to do it or the maintenance will  
4 come up and do something, but it's really bad.  
5 Every day that housekeeper, she's pulling out a lot  
6 of stuff, bags, I mean, boxes, I mean, you have to  
7 see. Some of them put trays of food on top of the  
8 black thing, you had to see it, not covered, and  
9 they just left it there. That's roaches, that's  
10 stuff coming to accumulate. And it's sad.

11 So I'm just bringing it to your  
12 attention instead of getting better, it's getting  
13 worse.

14 And, also, that little vent in the  
15 bathroom, we don't have circulations in the  
16 bathroom, so the walls are bubbling up and it's  
17 peeling. So I don't know what to say, you know, you  
18 take a shower, you have to leave the door open a  
19 crack, but it's like, really, now I see what the  
20 residents talk about, it's like bubbling up, it's  
21 cracking, like it wants to peel. So come up with a  
22 solution. If you're willing to come to the  
23 apartment, you can come to my apartment and see.

24 Thank you. Have a blessed evening.

25 CHAIRWOMAN REYES: Thank you, Sandra.

1 EXECUTIVE DIRECTOR RECKO: Thank you.  
2 That's it.

3 COMMISSIONER IMPASTATO: So just a  
4 couple of questions.

5 CHAIRWOMAN REYES: Sure.

6 COMMISSIONER IMPASTATO: So what I'm,  
7 like, frustrated and confused about is I don't  
8 think -- it doesn't seem like there's a really  
9 smooth process where if a resident has an issue, to  
10 submit it or to get your attention and then track it  
11 and make sure that the progress and the complaint is  
12 fully satisfied. They shouldn't have to, like, take  
13 their time and come to a meeting when the meeting is  
14 in their building, so that's like once every couple  
15 of months, to let their voice be heard, right?

16 EXECUTIVE DIRECTOR RECKO: Uh-huh.

17 COMMISSIONER IMPASTATO: I mean, it  
18 should be like a -- I don't know what the answer is.

19 EXECUTIVE DIRECTOR RECKO: We would  
20 agree. You know, we have thousands of work orders,  
21 hundreds, hundreds of work orders, and our guys do  
22 work orders, guys and ladies do work orders all the  
23 time, and we satisfy hundreds of work orders. And  
24 somebody may come and say one or two or three, but  
25 of the hundreds that are done, there's very few that

1 don't get done and/or followed up on. I understand,  
2 for example, that maybe she liked the cleaning lady  
3 that was there before.

4 VOICE: Lilia.

5 EXECUTIVE DIRECTOR RECKO: But  
6 sometimes somebody's got to be moved and another  
7 cleaning person comes in. Now, I haven't heard in  
8 our meetings together that it's been terrible, I  
9 haven't heard that. In our meetings together I  
10 haven't heard that the elevator floor is a tripping  
11 hazard. I haven't heard that.

12 COMMISSIONER IMPASTATO: All right.

13 EXECUTIVE DIRECTOR RECKO: I don't know  
14 if that's been reported to maintenance, I've got my  
15 maintenance folks here.

16 VOICE: We were talking about it this  
17 week -- we are talking about the epoxy on the floor,  
18 we're following it.

19 EXECUTIVE DIRECTOR RECKO: But this  
20 elevator has a tripping hazard in it?

21 MS. PRIESTLEY: No, no. They were  
22 complaining about the floor.

23 EXECUTIVE DIRECTOR RECKO: No, this is  
24 a tripping hazard. This elevator has a tripping  
25 hazard.



1 (Simultaneous crosstalk.)  
2 MR. FERMAINT: This elevator --  
3 VOICE: Not here. They're talking  
4 about 21 --  
5 EXECUTIVE DIRECTOR RECKO: 221 has a  
6 tripping hazard.  
7 MR. FERMAINT: (Inaudible.)  
8 COURT STENOGRAPHER: I'm sorry, I can't  
9 hear him.  
10 MR. FERMAINT: So this afternoon, I  
11 have it --  
12 EXECUTIVE DIRECTOR RECKO: As soon as  
13 he saw it today, he had his guy repair it.  
14 COMMISSIONER IMPASTATO: I get that.  
15 What I'm more concerned about is, like, the mold in  
16 the units I know is a huge -- especially with people  
17 that have asthma, that's --  
18 EXECUTIVE DIRECTOR RECKO: So the one  
19 lady that was complaining about that, Sammy has just  
20 met with her, right?  
21 MR. FERMAINT: Right, yes.  
22 EXECUTIVE DIRECTOR RECKO: Come on,  
23 Sammy, and say it.  
24 MR. FERMAINT: I spoke -- she's  
25 actually sitting there, I scheduled for her 8:30

1 tomorrow morning, we're going to go in --

2 COMMISSIONER IMPASTATO: No, I know,  
3 that's the issue, but that's now that she had on  
4 come to the meeting.

5 EXECUTIVE DIRECTOR RECKO: No, she  
6 didn't. He had already talked to her.

7 COMMISSIONER IMPASTATO: This is prior.

8 MR. FERMAINT: Yes, I had spoke to her.

9 EXECUTIVE DIRECTOR RECKO: He's already  
10 met with her this week.

11 COMMISSIONER IMPASTATO: She felt the  
12 need to come, even though you scheduled --

13 (Simultaneous crosstalk.)

14 MR. FERMAINT: She wanted to come in --

15 COMMISSIONER IMPASTATO: -- voice her  
16 opinion --

17 (Simultaneous crosstalk.)

18 COURT STENOGRAPHER: I've got you both  
19 talking at the same time.

20 MR. FERMAINT: We also have a 1,300  
21 other units that we're trying to --

22 COMMISSIONER IMPASTATO: No, I get --  
23 your job is really tough --

24 MR. FERMAINT: I mean, my --

25 (Simultaneous crosstalk.)

1 COURT STENOGRAPHER: I've got you both  
2 talking at the same time.

3 COMMISSIONER IMPASTATO: My whole thing  
4 is the process, like, I know each building has a  
5 manager, right?

6 EXECUTIVE DIRECTOR RECKO: Right.

7 COMMISSIONER IMPASTATO: So I would  
8 thing the manager's job is to prioritize these  
9 issues.

10 EXECUTIVE DIRECTOR RECKO: It would be.

11 COMMISSIONER IMPASTATO: The gentlemen  
12 that can't sleep at night because of bed bugs,  
13 that's a high priority, I would think.

14 EXECUTIVE DIRECTOR RECKO: That's  
15 right, it is.

16 COMMISSIONER IMPASTATO: Seems like  
17 that's, like, months of happening.

18 EXECUTIVE DIRECTOR RECKO: And bedbugs  
19 off take months if the tenant is not doing their  
20 part, and I'm not saying he isn't.

21 COMMISSIONER IMPASTATO: Yup.

22 EXECUTIVE DIRECTOR RECKO: But even in  
23 a good situation where everyone is doing everything,  
24 bedbugs can take one to two months with a multitude  
25 of treatments. Now, if there is for some reason a

1           tenant that gets treated, then they go out and they  
2           pick up some more somehow, and they come back, they  
3           go to the theater, pick up some more bedbugs, you  
4           come back, you start all over again. Right? So we  
5           start all over again, at no cost to the resident.

6                         And some people that particularly join  
7           the Hop, we have found, are bringing bedbugs into  
8           our apartments. So we're constantly fighting. When  
9           he complained, we were out there right away, but  
10          sometimes it takes four to six months, particularly  
11          if somebody is bringing somebody back in or maybe  
12          they didn't throw out the right mattress and it was  
13          still, you know.

14                        COMMISSIONER IMPASTATO: So have we  
15          talked to the City about the Hop? Have we had a  
16          conversation with the City of Hoboken and the Hop?

17                        EXECUTIVE DIRECTOR RECKO: I believe  
18          Frank has been talking with them because he already  
19          knew the issue.

20                        (Simultaneous crosstalk.)

21                        COURT STENOGRAPHER: I'm sorry, I  
22          just -- I've got to hear you, Frank.

23                        MR. MERCHAND: Yeah. They're  
24          frustrated like we are, so we wanted to come, we've  
25          now found this common thread there, we wanted to

1 identify it.

2 COMMISSIONER IMPASTATO: So, like, the  
3 Hop should be shut, like, shut down until --

4 MR. MERCHAND: Treated, you know,  
5 treated, the same way that --

6 COMMISSIONER IMPASTATO: But it's still  
7 running as of today.

8 MR. MERCHAND: Yeah, yeah.

9 COMMISSIONER IMPASTATO: So, like, you  
10 see --

11 MR. MERCHAND: And this is in --

12 COMMISSIONER IMPASTATO: So we treat  
13 the bedbugs, we've identified that the Hop is  
14 tracking --

15 MR. MERCHAND: Well, the thing is you  
16 can't, you can't say that it's the Hop -- we don't  
17 know that, we don't know that.

18 CHAIRWOMAN REYES: But --

19 EXECUTIVE DIRECTOR RECKO: It might be.

20 MR. MERCHAND: Right. It could be, it  
21 could be. It's just a coincidence that folks that  
22 are sharing the Hop, it's happening. But, like,  
23 it's treated, like, the Hop could be, like, maybe  
24 they're using, I don't know what their fleet is, one  
25 day it could be one bus, it could be another, we

1 don't really know. It's just that it's something  
2 that came to our attention.

3 It would be nice if we could get to the  
4 point that maybe a combined effort with the Housing  
5 Authority and everybody, because this is a shared --  
6 the Hop is by the city, by everyone in the city, is  
7 to have maybe the bus treated. I think that should  
8 be something that we can certainly initiate that  
9 conversation with them, but --

10 COMMISSIONER IMPASTATO: But, see --

11 MR. MERCHAND: You can't pinpoint that.

12 COMMISSIONER IMPASTATO: I'm not, like,  
13 sitting here, I'm not getting -- I'm getting these  
14 residents, like, they have to come down from their  
15 homes, go to the microphone, I don't know, in the  
16 back of my head I'm thinking, in order to do that,  
17 there must be a problem, like, a serious problem  
18 that I'm not being heard. So all right, I'm not  
19 being heard, the problem keeps going on, I now have  
20 to go to a meeting and be heard so that I get the  
21 problem fixed. Like, for Commissioners, I think we  
22 can all agree, like, that stems from a problem going  
23 on. Like, there's some gentleman that's falling and  
24 has bruises on his leg from -- like, that's an easy  
25 fix, like, we got to get him a handicapped tub.

1 Like, it shouldn't have -- he shouldn't have to come  
2 here with -- and you see what I'm saying?

3 EXECUTIVE DIRECTOR RECKO: Sure. But,  
4 again, I would have to look and see when that was  
5 reported, what we've done on it so far. We meet  
6 with our managers once a week, for example.

7 COMMISSIONER IMPASTATO: Okay.

8 EXECUTIVE DIRECTOR RECKO: And I have  
9 managers that come to that meeting once a week and  
10 say, do you know there's a guy up there that's got  
11 this issue, we need to handicap retrofit this unit.

12 COMMISSIONER IMPASTATO: So that  
13 happened?

14 EXECUTIVE DIRECTOR RECKO: No, it  
15 didn't. I didn't hear anything.

16 COMMISSIONER IMPASTATO: Well, that's  
17 why -- so then where are we --

18 (Simultaneous crosstalk.)

19 EXECUTIVE DIRECTOR RECKO: So the  
20 question is --

21 CHAIRWOMAN REYES: He just stated that  
22 they meet with the managers, right? So if the  
23 manager didn't report it to them, then we would have  
24 no idea --

25 EXECUTIVE DIRECTOR RECKO: Or if the

1 manager didn't know. I mean, I don't know.

2 COMMISSIONER IMPASTATO: I know, that's  
3 my -- we need --

4 (Simultaneous crosstalk.)

5 COMMISSIONER IMPASTATO: We're  
6 having -- we need a clear process.

7 EXECUTIVE DIRECTOR RECKO: We have one.

8 COMMISSIONER IMPASTATO: Okay.

9 EXECUTIVE DIRECTOR RECKO: But did that  
10 resident come to the manager?

11 COMMISSIONER IMPASTATO: So it seems  
12 like they -- there's -- that's why they ask all the  
13 time, is this the first time?

14 MR. MERCHAND: No no, if I could. I  
15 think that it's a good thing that we have this  
16 avenue here, and we also have our main office that  
17 people come into every day, Lourdes can tell you  
18 people in every day, even though there's the  
19 managers' offices, they go over the managers, and  
20 then all of a sudden the Commissioners get a call by  
21 about a work order, right? But they haven't even  
22 called it in yet. So a lot of times my phone rings  
23 at 10:00 o'clock at night, but oh, did you call it  
24 in? Oh, no, not yet but I'm calling you, right?

25 So that's not -- that's not what I'm



1 saying. We do have many avenues for people to come  
2 to us, including the open forums once a month, and  
3 that's why it shouldn't come to that. I 100 percent  
4 agree. And I can give you some offline details of  
5 the particulars of some of tonight's things that  
6 would shed some light on some of the conversations  
7 we've having that are not for public, you know.  
8 But --

9 COMMISSIONER IMPASTATO: So do we  
10 track, like, for the example of the bedbugs  
11 gentleman, do you have the ability to go now and  
12 say, okay, on, you know, September 1st we went into  
13 his apartment and we sprayed?

14 EXECUTIVE DIRECTOR RECKO: Yeah.

15 COMMISSIONER IMPASTATO: September 6th  
16 he contacted us again, we have a whole log of that.  
17 Like, I think that would be useful to see.

18 EXECUTIVE DIRECTOR RECKO: Absolutely.

19 COMMISSIONER IMPASTATO: If we could  
20 see that. If you can maybe send that out tomorrow  
21 just to give us an example --

22 (Simultaneous crosstalk.)

23 EXECUTIVE DIRECTOR RECKO: As soon as  
24 the work order comes in, Jackie, you want to talk  
25 about our work order process?

1 MS. MEDINA: Good evening, everyone.  
2 So when the calls come in, normally, we get them  
3 from the managers. So the process is every tenant  
4 will go to the manager's office. We get an e-mail.  
5 If it's an emergency, we actually make that  
6 priority. With exterminations it's also an  
7 emergency. Oscar, who is in maintenance, you know  
8 Oscar, well, he'll keep track of all the  
9 exterminations, especially with the specials with  
10 bedbugs. I actually was trying to contact Oscar,  
11 which I did. The gentleman that was talking about  
12 the bedbugs, he doesn't have bedbugs, we've been  
13 treating his apartment, he does have roaches, and  
14 there's other issues in his apartment that the  
15 managers have been involved.

16 COMMISSIONER IMPASTATO: Okay. Is mold  
17 an emergency?

18 MS. MEDINA: Absolutely. Absolutely.  
19 Yes.

20 COMMISSIONER IMPASTATO: And is the --  
21 I'm pretty sure the lady said it was six months?  
22 You've had the --

23 VOICE: It's -- I'm here.

24 COMMISSIONER IMPASTATO: Oh, yeah, how  
25 long have you had -- am I allowed to ask her?

1 CHAIRWOMAN REYES: Yeah, sure.

2 COMMISSIONER IMPASTATO: How long have  
3 you had the mold.

4 VOICE: Forever. Let's say that.

5 COMMISSIONER IMPASTATO: So I know  
6 that, see, that -- like, that's really frustrating  
7 to hear, right? I know you're frustrated as well.

8 MS. MEDINA: Yes, we get many calls.

9 COMMISSIONER IMPASTATO: If that's an  
10 emergency --

11 MS. MEDINA: Yes, it is.

12 COMMISSIONER IMPASTATO: -- and the  
13 manager was alerted about it, that should be, like,  
14 let's visit immediately, right?

15 MS. MEDINA: Yeah. There's a process.  
16 I mean, normally, we do handle all the emergencies  
17 first, we do have a list that we actually work from,  
18 so that way, I mean, we're not going to get to every  
19 work order, it's true what Mr. Recko said, we have  
20 many work orders.

21 COMMISSIONER IMPASTATO: Okay.

22 MS. MEDINA: I mean, we work with every  
23 inspection, even with the -- whatever the inspector  
24 found, we're still working on those work orders. On  
25 top of the work orders that we get on the daily.

1 We're talking about even after hours. So yes, it's  
2 a challenge, but we try our best to actually get to  
3 most of them. And, I mean, maybe one will slip  
4 through the cracks, but we do actually handle many,  
5 many units.

6 EXECUTIVE DIRECTOR RECKO: And I would  
7 like us to be able to go back to her unit and look  
8 at when the first call came in.

9 MS. MEDINA: Yeah, and we can check.

10 EXECUTIVE DIRECTOR RECKO: Because I  
11 don't know of all the calls that we don't go to  
12 immediately.

13 (Simultaneous crosstalk.)

14 MR. FERMAINT: So could I touch -- I'm  
15 sorry, could I touch off? When we were turning the  
16 vacancy, the maintenance, the bathrooms are painted  
17 semigloss, high gloss, so it doesn't give the  
18 opportunity for the mold to grow with the moisture.  
19 A lot of residents, when they receive their  
20 bathrooms and they receive their units, they wind up  
21 painting their bathrooms to their colors. So they  
22 wind up painting it flat. Now, flat paint is not a  
23 good paint to have in the bathroom in the moisture  
24 area, so that's a lot of the cause of the mold and  
25 the mildew growing. A lot of it is just soap scum

1 and mildew, not mold. A lot of it could be mold.

2 So we have to go in and determine  
3 whether, okay, the bathroom has to get painted to  
4 the high gloss. Well, we can't do it because the  
5 resident doesn't want it because they just spent so  
6 much on there paint, they want to keep it as it is.  
7 So we have to wipe it down. Okay. Go in the shower  
8 again, then a couple of days, the, mold is going to  
9 come right back.

10 COMMISSIONER IMPASTATO: Let me ask you  
11 guys this: What could we as a --

12 COMMISSIONER SANFORD: Chair, I have a  
13 question after.

14 CHAIRWOMAN REYES: Sure.

15 COMMISSIONER IMPASTATO: What as an  
16 Authority can we do to help you guys do your jobs  
17 more efficiently? Like, what are the main things  
18 that you need?

19 MR. FERMAINT: We could do a great --  
20 if we could do a better venting systems in the  
21 bathroom.

22 COMMISSIONER IMPASTATO: Better what?

23 MR. FERMAINT: A better venting system,  
24 which, again, that's why the redevelopment is coming  
25 in, there's lack of ventilation in our units.

1                   COMMISSIONER IMPASTATO: I mean,  
2 obviously, that's not going to be fixed.

3                   MR. FERMAINT: The temperature.

4                   CHAIRWOMAN REYES: We need more people,  
5 Andrew.

6                   MR. FERMAINT: We need more people.

7                   CHAIRWOMAN REYES: I can tell you as a  
8 resident we need more people.

9                   MR. FERMAINT: The temperature of  
10 the --

11                   COMMISSIONER IMPASTATO: So more people  
12 is the number one thing?

13                   MR. FERMAINT: The temperature of the  
14 water is also higher, more people.

15                   MS. MEDINA: We could use more people.

16                   MR. FERMAINT: The temperature of the  
17 water, we keep it at a hundred, it's not hot enough,  
18 so we got to pump up the water to get the heat for  
19 the water to get hot, what that's creating more  
20 moisture in the bathroom. So oh, we bring the  
21 temperature down, oh, the water's not hot enough,  
22 you guys are not providing hot water for us. I  
23 mean, it's one way or another.

24                   Or they'll keep the window open when  
25 it's winter outside, steamy bathroom, now that's a

1 call we got to go in the following week because  
2 they're growing mold. It's a battle. It's a  
3 battle. With 20 guys that we have and a thousand  
4 three hundred units, that's a battle. That's not  
5 even indicating boiler rooms that we have to tackle.  
6 The outside of the buildings that we have to tackle.  
7 Dealing with the NSPIRE inspections that we're now  
8 hit again with, it's a lot.

9 And we're trying our best, and we're  
10 doing our best as an entity to satisfy our residents  
11 to make sure that they get a better living and the  
12 best that we can provide for them. Not that we're  
13 avoiding them or trying to run away from them. I  
14 mean, I've personally done major, major jobs and I  
15 have to put my hands in because we're short staffed.  
16 It's not an easy battle. It's not.

17 And we're sorry that our residents are  
18 going through with the mold, but if they help us out  
19 in the aspect of not putting flat paint, maybe we  
20 can educate them on not putting flat paint in their  
21 bathrooms. That's a major key.

22 COMMISSIONER IMPASTATO: All right. So  
23 that's a good one.

24 MR. FERMAINT: That's a major key. We  
25 have to keep the bathrooms high gloss so we can wipe





1           like to take a look at this coming month, though, is  
2           how does this lady's bathroom, she says it's been  
3           forever. What happens there? What happened there?  
4           And I think it's going to talk to the manager and to  
5           look at your work order records for her unit.

6                       MS. MEDINA: Well, definitely.

7                       MR. FERMAINT: Absolutely, absolutely,  
8           absolutely.

9                       EXECUTIVE DIRECTOR RECKO: Because as  
10          they know when those calls come in, I mean, we jump  
11          on them. If I get a call say, Mr. Recko, I've  
12          called in and it's been a month since they've been,  
13          we jump on it. They hear from me. Or two weeks  
14          they hear from me. So I'm surprised to hear that,  
15          but we will check.

16                      CHAIRWOMAN REYES: Thank you, Director.  
17                      James had a question and then I'd like  
18          to ask.

19                      COMMISSIONER SANFORD: Yes, my question  
20          and a suggestion. Over the past ten years I've  
21          walked around this Housing Authority quite a bit.  
22          In fact, I met with staff one on one my first year  
23          to get an idea of what our challenges were here at  
24          the Housing Authority. Sometimes the best solution  
25          is not to ask the questions here, but to go and see

1           it directly, and maybe you could schedule a  
2           one-on-one meeting with staff to go see exactly what  
3           the public is talking about.

4                        COMMISSIONER IMPASTATO:   Yeah.

5                        CHAIRWOMAN REYES:   I think, going back  
6           to that, I think we have made it perfectly clear at  
7           our last meeting that any meetings that any  
8           Commissioner here would like to have with the staff  
9           will have to go through Director Recko.   So if any  
10          Commissioner here --

11                      COMMISSIONER SANFORD:   Why is that?  
12          Why is that?   This is the public is bringing  
13          something to our attention.

14                      CHAIRWOMAN REYES:   Okay.   And if you'd  
15          like to meet with the public concerning their  
16          request, then you're more than welcome to do that,  
17          but our executive director is Mr. Recko, and he has  
18          stated that anyone, any Commissioner -- with--  
19          Mr. Recko reports to the Board of Commissioners, his  
20          staff does not report to us, that is his staff, and  
21          as --

22                      COMMISSIONER SANFORD:   Absolutely  
23          correct.

24                      CHAIRWOMAN REYES:   -- he stated in our  
25          last meeting, clearly, any meetings that would like

1 to be had with his staff, he would like to be  
2 present, and I would like that to be respected.  
3 We're not going back down this lane again, so I'm  
4 making it very clear to every Commissioner --

5 COMMISSIONER SANFORD: Which lane is  
6 that?

7 CHAIRWOMAN REYES: -- we had this, we  
8 had this conversation last month.

9 COMMISSIONER SANFORD: We didn't have a  
10 conversation.

11 CHAIRWOMAN REYES: Yes, we did. Last  
12 month we did have this conversation, and I'm pretty  
13 sure it's in the minutes, when it was going back and  
14 forth about -- actually, you wanted to have a  
15 meeting with one of the staff members or maybe two  
16 of the staff members, I'm not quite sure if it was  
17 one or two of them at that point, and Mr. Recko made  
18 it clear -- or Director Recko made it clear that he  
19 doesn't mind having a meeting, but because it's his  
20 staff, he would like it for him to be available at  
21 the meeting and to be at the meeting.

22 So no one is denying your request to  
23 meet with the staff. Again, if you would like to  
24 have that meeting, please schedule that with  
25 Mr. Recko at his earliest convenience and we can

1 make that happen.

2 Now, if you are truly concerned about  
3 the residents' concerns, I would suggest that maybe  
4 you sit with them once in awhile and visit them in  
5 their homes and then you would understand what  
6 they're talking about.

7 COMMISSIONER SANFORD: Madam Chair?

8 CHAIRWOMAN REYES: Yes.

9 COMMISSIONER SANFORD: I've been denied  
10 repeatedly the opportunity to meet with staff.

11 CHAIRWOMAN REYES: You do --

12 (Simultaneous crosstalk.)

13 COMMISSIONER SANFORD: What you just  
14 said is incorrect.

15 CHAIRWOMAN REYES: If you followed what  
16 Director Recko stated, and, again, this is the last  
17 time, and I'm going to ask everyone to move on  
18 because I'm not going to repeat myself again, okay?  
19 If you would like a meeting with Director Recko and  
20 his staff, you are welcome, more than welcome to do  
21 so. Please reach out to Director Recko, who is  
22 sitting right next to you, and schedule that.  
23 Unfortunately, it cannot always be on your schedule,  
24 he does run a Housing Authority of 1325 units, so,  
25 unfortunately, it cannot be at the drop of a dime,

1 or we have staff who have work to do. So they can  
2 coordinate for you to come in and meet with them.

3 I'm pretty sure, Director, you would  
4 not have a problem with that. Am I correct?

5 EXECUTIVE DIRECTOR RECKO: Be glad to.

6 CHAIRWOMAN REYES: Thank you.

7 COMMISSIONER SANFORD: Madam Chair,  
8 Madam Chair, over the past ten years I've met with  
9 staff individually. I would like to know when this  
10 directive, this policy changed. When did this  
11 happen?

12 CHAIRWOMAN REYES: It doesn't matter  
13 when it changed.

14 COMMISSIONER SANFORD: It does matter.

15 CHAIRWOMAN REYES: In ten years, ten  
16 years ago --

17 COMMISSIONER SANFORD: It matters.

18 CHAIRWOMAN REYES: -- what happened, I  
19 was not on this Board ten years ago. As the  
20 Chairwoman, the Director has stated that if he --  
21 any one of these Commissioners would like to meet  
22 with the staff, it would have to go through him, and  
23 he would need to be also present, and I agree with  
24 him.

25 COMMISSIONER SANFORD: When did it come

1 the policy of this Housing Authority where  
2 individual Commissioners could no longer meet with  
3 staff?

4 CHAIRWOMAN REYES: It's -- the staff  
5 does not belong to you.

6 COMMISSIONER SANFORD: The staff does  
7 not belong to me.

8 CHAIRWOMAN REYES: Exactly. It belongs  
9 to Director Recko.

10 COMMISSIONER SANFORD: That's not my  
11 question.

12 CHAIRWOMAN REYES: Okay. And I'm  
13 stating to you, again, and I'm not going through  
14 this again, and we can -- I mean, we're not going to  
15 argue over this the whole night, but I'm just  
16 letting you know that if you'd like a meeting with  
17 the staff, please do so with Director Recko,  
18 schedule it. Unfortunately, it's not going to be on  
19 your schedule, it's going to be on the schedule of  
20 the employees and the Director. So thank you very  
21 much.

22 And can we please move on. Does  
23 anybody else have anything else they'd like to say?

24 COMMISSIONER SANFORD: If there's going  
25 to be a motion to move on, we'll move on.

1 CHAIRWOMAN REYES: Okay. Are you, I  
2 mean --

3 COMMISSIONER SANFORD: Then we'll  
4 talking about it. We have not been --

5 (Simultaneous crosstalk.)

6 COMMISSIONER SANFORD: We have not been  
7 given an explanation as to when it became a  
8 policy --

9 CHAIRWOMAN REYES: It doesn't need to  
10 be a policy. The Director runs the Housing  
11 Authority.

12 COMMISSIONER SEITZMAN: Madam Chair.

13 COMMISSIONER SANFORD: If it's not a  
14 policy, then help me to understand --

15 CHAIRWOMAN REYES: You tell me where  
16 does it -- in the bylaws, where in the bylaws does  
17 it state that we need the policy for you to meet  
18 with the employees. We do not answer, the employees  
19 do not answer to us, they answer to Director Recko.

20 COMMISSIONER SANFORD: But I don't need  
21 to go through the Director --

22 COMMISSIONER SEITZMAN: May I -- may I,  
23 Madam Chair?

24 CHAIRWOMAN REYES: You do, he is their  
25 boss.

1                   COMMISSIONER SEITZMAN: May I? Can you  
2                   hear me?

3                   CHAIRWOMAN REYES: Yes.

4                   COMMISSIONER SEITZMAN: Okay. So when  
5                   we took Housing Authority classes, which is -- was  
6                   super important.

7                   CHAIRWOMAN REYES: Ten years ago.

8                   COMMISSIONER SEITZMAN: When you  
9                   took -- the person that wanted this, it was actually  
10                  over COVID, and then they made a really big deal  
11                  about was I think it was called the basic one,  
12                  housing for commission, and what they made a big  
13                  deal about is you are not the boss of the -- of the  
14                  Housing Authority, you are the oversight board, a  
15                  volunteer oversight board to make sure things, that  
16                  checks and balances are in place and to be a public  
17                  servant and to do -- and to try your best to make it  
18                  better for all, and that's the -- summarizes that.  
19                  And they said the number one thing that you cannot  
20                  do, and they said it, was meet with the staff or get  
21                  involved in any way with the Director's staff. And  
22                  if you do, you have to have their blessing and meet  
23                  with them. It was in the training.

24                  COMMISSIONER SANFORD: That is a  
25                  complete misrepresentation of the training, and if



1           it is not --

2                           (Simultaneous crosstalk.)

3           COMMISSIONER SANFORD:  -- if that is  
4           the training, then why was it okay for me to meet  
5           with staff --

6                           (Simultaneous crosstalk.)

7           COMMISSIONER SEITZMAN:  Because that  
8           was -- maybe they were doing it the wrong way.

9           CHAIRWOMAN REYES:  Well, that was ten  
10          years ago.

11          COMMISSIONER SANFORD:  So Director  
12          Recko was doing it the wrong way three years ago,  
13          two years ago, five years ago?

14          COMMISSIONER SEITZMAN:  No, I don't  
15          think he was -- when he was here I don't think he  
16          was doing that.

17          COMMISSIONER SANFORD:  When he -- I  
18          hired him, he's been doing that for the last five  
19          years, it's only been the last eight months that  
20          that has changed.

21          COMMISSIONER SEITZMAN:  This isn't --  
22          that's not good policy.  So Barbara and I are  
23          saying --

24          COMMISSIONER SANFORD:  It's not good  
25          policy.

1 CHAIRWOMAN REYES: It's not, no.

2 COMMISSIONER SANFORD: Right. You said  
3 it's not policy, so what --

4 COMMISSIONER SEITZMAN: We should  
5 not --

6 (Simultaneous crosstalk.)

7 COMMISSIONER SANFORD: What is the  
8 basis --

9 (Simultaneous crosstalk.)

10 COURT STENOGRAPHER: I've got you both  
11 talking at the same time.

12 COMMISSIONER SANFORD: I apologize in  
13 advance. It's a little hard to get my point  
14 across --

15 COMMISSIONER SEITZMAN: So, for  
16 example, if you wanted to talk at -- you're at work,  
17 right, and I wanted to go see the president of NJCU,  
18 I have to -- about some -- I have to make an  
19 appointment, I have to go, and I can't just walk in  
20 there and demand things without having a process,  
21 and having -- and speaking with someone.

22 COMMISSIONER SANFORD: Well, Madam  
23 Vice-Chair, I have tried to make appointments.

24 COMMISSIONER SEITZMAN: You can make --

25 COMMISSIONER SANFORD: And I have been

1 told that I can't meet with that staff.

2 COMMISSIONER SEITZMAN: That's correct,  
3 you --

4 CHAIRWOMAN REYES: Exactly. And that's  
5 his prerogative. He is the boss.

6 COMMISSIONER SANFORD: Why?

7 CHAIRWOMAN REYES: I don't need you --  
8 Director, I do not need you to give --

9 COMMISSIONER SANFORD: Unless there's a  
10 motion to move on we're not --

11 (Simultaneous crosstalk.)

12 COMMISSIONER IMPASTATO: Motion.

13 COMMISSIONER SEITZMAN: Motion.

14 CHAIRWOMAN REYES: Motion. Second.

15 COMMISSIONER SEITZMAN: We're moving  
16 on.

17 CHAIRWOMAN REYES: Can you call the  
18 roll, please?

19 EXECUTIVE DIRECTOR RECKO: Is the vote  
20 on the minutes?

21 COMMISSIONER SEITZMAN: No, to move on  
22 from the conversation.

23 CHAIRWOMAN REYES: From this  
24 conversation.

25 COMMISSIONER SEITZMAN: From this

1 conversation.

2 COMMISSIONER SANFORD: Director Recko,  
3 I asked you a question.

4 EXECUTIVE DIRECTOR RECKO: I didn't  
5 know there was a motion on the table.

6 ATTORNEY M. FITZPATRICK: The Chair is  
7 in charge of presiding over the meeting. If the  
8 Chair says it's time to move on --

9 CHAIRWOMAN REYES: It's time to move  
10 on --

11 ATTORNEY M. FITZPATRICK: -- it's time  
12 to move on.

13 CHAIRWOMAN REYES: I'm not going back  
14 and forth with this. We are not spending any  
15 further time. We were actually getting to the  
16 bottom of the issues that our residents here today  
17 came up and spoke about. This has nothing and  
18 pertains to nothing to that, so it is over.

19 Now, what I would like to talk to you  
20 about, Director, I know that Erica also had  
21 something to state in reference to what the  
22 residents are stating, is with the bedbugs, I just  
23 want to make sure, I know there's a process where if  
24 an individual apartment is identified as having  
25 bedbugs, we're supposed to also be exterminating

1 next door, up, and down. Is that happening?

2 VOICE: Yes.

3 CHAIRWOMAN REYES: I just want to make  
4 sure because that's scary that this, you know, this  
5 poor gentleman is saying he's had it for so long,  
6 and, obviously, we don't want four other apartments  
7 to also have the same issue. So I wanted to make  
8 sure that --

9 EXECUTIVE DIRECTOR RECKO: Absolutely.

10 CHAIRWOMAN REYES: -- that was the  
11 case. And my next point goes to about the mold  
12 situation, right? So, as you all know, I moved over  
13 a year to a beautiful apartment, I've said it plenty  
14 of times here, right, but I've also had the issue  
15 with the mold and -- in my bathroom and I haven't  
16 been there 16 years. I haven't. I've been there a  
17 year, if so. Right. This is why it's so important  
18 that this redevelopment goes through, because  
19 listen, if I call about the mold in my bathroom,  
20 they would literally be in my house every other  
21 week. I literally have taken it amongst myself to  
22 fix my own problem when it comes to the mold  
23 situation, because they have tried everything, they  
24 have. You guys have tried everything. Right?

25 And I know everybody can't do that.

1 But I think it's important that we realize these  
2 buildings are so old, and yes, they're going to go  
3 in and they're going to fix that mold that's  
4 happening, and it's going to look beautiful, right?  
5 And I can assure you that within three to six  
6 months, that same resident is going to be here again  
7 with that same problem, because it's happened to me.  
8 So I just want to say that it's not that it's being  
9 ignored, it's just the buildings are so old, it's  
10 hard. It's hard. You can fix it -- it's like  
11 whack-a-mole, like you said, fix it today and three  
12 months from now you're doing it again, and that's  
13 across the board everywhere.

14 COMMISSIONER IMPASTATO: But it does  
15 sound like there is a somewhat solution to maybe  
16 help, and if we can educate the residents with  
17 Sammy's suggestion --

18 CHAIRWOMAN REYES: That's true, Sammy,  
19 because I didn't know that about the semigloss  
20 paint, so that's new to me.

21 COMMISSIONER IMPASTATO: Yeah, that's a  
22 good one.

23 MR. FERMAINT: I would like to add on,  
24 you know, also, this -- the redevelopment is going  
25 to be great, pointing of the buildings, hold the air

1 outside, heat inside the units. There's a lot of  
2 things that add on just to this mold situation.

3 COMMISSIONER IMPASTATO: Yeah.

4 MR. FERMAINT: A lot of it is not mold  
5 as well. Mildew, you know, shower, there's soap  
6 scum all over the -- you don't wipe it down, it's  
7 going to grow. You have to wipe it down.

8 COMMISSIONER IMPASTATO: So education  
9 on those two things.

10 EXECUTIVE DIRECTOR RECKO: When these  
11 buildings were built --

12 CHAIRWOMAN REYES: And the types of  
13 paint that they could use. I think maybe if we had  
14 a list for residents of the types of paint that they  
15 can use, it would also be helpful.

16 MR. FERMAINT: We stick with high  
17 gloss, bathrooms and kitchens.

18 COMMISSIONER SEITZMAN: I was going to  
19 say maybe we could do, like, a FAQ in English and  
20 Spanish, the most important, like, a one-page FAQ  
21 and say some of these things that can help  
22 maintenance if we meet with some of these  
23 suggestions--

24 CHAIRWOMAN REYES: We could probably do  
25 that.

1                   COMMISSIONER SEITZMAN: And then we  
2 could -- you could put it out on social media or at  
3 the doors or when you meet with the new tenants.

4                   CHAIRWOMAN REYES: Or during your --  
5 during your quarterly meetings with them.

6                   COMMISSIONER SEITZMAN: And the video.

7                   COMMISSIONER IMPASTATO: Pop it in the  
8 newsletter.

9                   (Simultaneous crosstalk.)

10                  EXECUTIVE DIRECTOR RECKO: We're  
11 talking about it, yeah.

12                  COMMISSIONER SEITZMAN: And then you  
13 have just, like, your five, like, things, not so  
14 many so it's so cumbersome for everybody, just a few  
15 things to maybe make it easier.

16                  CHAIRWOMAN REYES: I think that could  
17 be helpful.

18                  COMMISSIONER IMPASTATO: See, that's  
19 productive solutions from a good conversation that  
20 we just had. That's all -- I'm not -- I hope -- I  
21 don't bring it up to, like, put blame. I know your  
22 jobs are really hard, you have tons and thousands of  
23 requests, but that's all we're trying to do, that's  
24 what our job's to do, is try to help with solutions  
25 and get the conversations started.



1                   CHAIRWOMAN REYES:  And I think also as  
2                   Commissioners, other than myself, you've got -- a  
3                   lot of them don't live here, so they don't  
4                   understand it, so having this conversation also  
5                   allows them to understand what's going on and how  
6                   often you guys are trying your best to do their  
7                   jobs.  So we never -- I never, me personally, never  
8                   want this staff to feel like you guys are not  
9                   appreciated at all, because that's not the case,  
10                  it's not my case and I'm pretty sure it's not the  
11                  Vice-Chair's as well the -- I can't speak for  
12                  everyone, but I can definitely speak for myself and  
13                  the Vice-Chair.

14                 COMMISSIONER SANFORD:  And I'd like to  
15                 echo the chair's comments and say that no member of  
16                 the staff should ever fear for any kind of  
17                 retaliation for helping a Commissioner.

18                 CHAIRWOMAN REYES:  Thank you.

19                 Director, I think it's time -- does  
20                 anybody have any questions?

21                 Director, I think we can move on to  
22                 your --

23                 VOICE:  I have a question.

24                 CHAIRWOMAN REYES:  I'm sorry, this  
25                 portion is closed.  If you'd like to wait till the

1 end of the meeting, we will gladly you speak with  
2 you. Okay? Thank you.

3 Director, if you'd like to move on with  
4 your report.

5 EXECUTIVE DIRECTOR RECKO: Thank you  
6 very much. On August 26th there was a very large  
7 party that happened over at the horseshoe section of  
8 Marshall Drive, it was really alarming. There was  
9 alcohol being served, there was -- there were  
10 problems there. And, consequently, we got together  
11 with the security committee, Commissioner Reyes was  
12 there, our other Commissioners were there.

13 CHAIRWOMAN REYES: Reverend.

14 EXECUTIVE DIRECTOR RECKO: Reverend  
15 Forbes was there. We had a very, very productive  
16 meeting with the police chief and the sergeants and  
17 did a plan and a strategy for the following weekend,  
18 because the social media said that they were going  
19 to do it again. And I am really, really proud to  
20 say that they did not do it again because we  
21 counteracted it. And so it's very important that  
22 when folks hear that something is going to go on,  
23 tell us.

24 Our communication with the police is  
25 very strong. We did a number of things there to

1 make sure that those people coming down from Jersey  
2 City, those people that were ready to party and  
3 cause trouble, could not actually get there. So we  
4 were really proud of the police department and  
5 what -- what happened during that weekend, and I  
6 know we might have a police person or two --

7 CHAIRWOMAN REYES: Sergeant Collins is  
8 here.

9 EXECUTIVE DIRECTOR RECKO: -- in the  
10 room, and I know Sergeant Collins is here. He's  
11 just been a key in our collaboration with the  
12 police.

13 So, Sergeant, what is your take on that  
14 weekend?

15 SERGEANT COLLINS: Sergeant Williams  
16 Collins, Hoboken Police.

17 No, I think it went well, it worked,  
18 the plan that was put in place worked.

19 COMMISSIONER IMPASTATO: What was that?

20 SERGEANT COLLINS: The plan that was  
21 put in -- the Housing Authority put out a blast in  
22 English and in Spanish, you know, warning that there  
23 was -- we received information that there was going  
24 to be an unsanctioned event in the Housing  
25 Authority. It went out on social media on the

1 Housing Authority's end.

2 EXECUTIVE DIRECTOR RECKO: Went door to  
3 door.

4 SERGEANT COLLINS: Yup and everything  
5 they did social media-wise, we were able to retweet  
6 it and put it on a our social media, both our police  
7 unions did it. We did a couple of hours. We know  
8 that the people that needed to see it, seen it,  
9 because we monitored social media, and it was posted  
10 on certain people's pages, you know, just saying you  
11 think this is real or whatever, the police can't do  
12 this, or the Housing Authority, he can't do this,  
13 you know, they can't stop us from, you know, having  
14 an event, whatever we want to do.

15 So it worked. Friday night I can let  
16 you all know for -- so Friday night I was down  
17 there, eight at night till four in the morning, the  
18 Director was down there most of the night, standing  
19 with us. We had great conversation all night, me  
20 and the Director, just walking around on patrol.  
21 That Saturday night both directors were down there,  
22 with the cops that were there. We had word that it  
23 might have moved somewhere, so we kept an eye. We  
24 put lights in place, brightened up the area.

25 EXECUTIVE DIRECTOR RECKO: Brought

1           those temporary lights back out.

2                       CHAIRWOMAN REYES:   Good thing.

3                       SERGEANT COLLINS:   Yeah.   So if you  
4           notice by 3rd and Marshall, right be 318 on the  
5           corner there, PSE&G took down those dim lights, they  
6           put up better lights up.

7                       EXECUTIVE DIRECTOR RECKO:   They sure  
8           did.

9                       SERGEANT COLLINS:   Right on a 3rd and  
10          Marshall, if you go, just look up, there's two new  
11          spotlights there.   Those are PSE&G, they replaced  
12          them that Monday.   No, otherwise, that was it on the  
13          police end.   Everything.

14                      EXECUTIVE DIRECTOR RECKO:   And you guys  
15          showed up.   I mean, you were there in force.

16                      SERGEANT COLLINS:   Yeah, we were there  
17          in --

18                      (Simultaneous crosstalk.)

19                      EXECUTIVE DIRECTOR RECKO:   With us,  
20          together.

21                      SERGEANT COLLINS:   The other -- Chief  
22          Aguiar put overtime in, I could tell you I was there  
23          on overtime with a few other people, he upped the TO  
24          that night.   We went down there and everybody was  
25          safe.

1 EXECUTIVE DIRECTOR RECKO: It really  
2 made a difference.

3 SERGEANT COLLINS: You know, there was  
4 a sign put by the light rail that zero tolerance for  
5 drinking in public and --

6 EXECUTIVE DIRECTOR RECKO: It was  
7 singed by the light rail, so when they got off, zero  
8 tolerance in Hoboken.

9 SERGEANT COLLINS: Yup. That was it.

10 EXECUTIVE DIRECTOR RECKO: It was nice.

11 SERGEANT COLLINS: In our meeting, I  
12 know you were away, right, I believe.

13 EXECUTIVE DIRECTOR RECKO: Yeah.

14 SERGEANT COLLINS: You missed a good  
15 one because by far, I could tell you on the police  
16 end, and I could speak for the chief as well, and I  
17 think that the Director agrees, everybody, that was  
18 by far the best meeting we've had to date ever in  
19 my -- I'm a police officer for almost 22 years, the  
20 best meeting we've had with the Hoboken Housing  
21 Authority was that day.

22 COMMISSIONER IMPASTATO: In person.

23 SERGEANT COLLINS: In person. You  
24 know, a couple of people were on Zoom, right, I  
25 think, but in person mainly. And right at the kick

1 of the meeting, we were monitoring the cameras for  
2 other reasons, and we were able to get a gun off the  
3 right on the corner of 4th and Harrison, we ran out,  
4 myself and Sergeant McCourt, with our patrolmen that  
5 were taking somebody down at gunpoint and had a gun  
6 on him.

7 So, I mean, and those cameras, that's  
8 due to the cameras, just so you know. So at any  
9 point when a camera call comes up for the Housing  
10 Authority, I would beg you all to support it,  
11 because that was a pure example of the cameras  
12 working. If we didn't have those cameras, I don't  
13 know what would have happened, where it would have  
14 went further that day with that guy or people have  
15 knives on them, you know, three arrests were made, a  
16 couple knives taken off, and a gun taken off the  
17 street. So.

18 EXECUTIVE DIRECTOR RECKO: I did not  
19 know you could move so fast.

20 SERGEANT COLLINS: Yeah.

21 COMMISSIONER IMPASTATO: Him  
22 personally?

23 SERGEANT COLLINS: Yeah, I'm a little  
24 heavy.

25 CHAIRWOMAN REYES: You were out of a

1 breath, Andrew.

2 EXECUTIVE DIRECTOR RECKO: We were  
3 sitting around my conference table when the call  
4 came in, and they were like, zoom, gone. I'm like,  
5 where?

6 SERGEANT COLLINS: But -- and then,  
7 also, just to the residents, anything, you know,  
8 please, please know that we are here. I said it  
9 last month, I'll say it every month, you know,  
10 anything, please feel free. Officer in the back is  
11 Mark WOODMAN [phonetic], everybody should know him,  
12 I believe.

13 COMMISSIONER IMPASTATO: Yeah, let's  
14 go.

15 SERGEANT COLLINS: Mark mainly works 4  
16 to 12, so if at any time that's an example of, I get  
17 it, some people don't feel comfortable when you have  
18 Mark, and you have Damian Bates, Tyrone Huggins,  
19 well, I can't give out their personal numbers, their  
20 phone number is 911 -- no, no, I'm only kidding.  
21 You could always reach out, we could always get in  
22 touch with somebody. You know, there's a lot of  
23 people, both Quinones brothers.

24 VOICE: Not 911.

25 SERGEANT COLLINS: No, not 911. Not to



1 just talk to them. But, listen, always call the  
2 police station. If you need somebody, our 420-2100  
3 number, you know, if they are working, we have no  
4 problem. That's -- you know, listen, this is what  
5 we're here for. This is our job. This is what you  
6 pay taxes for. Whatever, you know, we are here, I  
7 promise you. You know, I know not everything is  
8 always perfect, because I don't think anybody in  
9 this world is, but we try very hard to be as perfect  
10 as we can.

11 (COMMISSIONER FORBES ENTERS THE ZOOM  
12 PROCEEDINGS AT THIS TIME.)

13 SERGEANT COLLINS: So, I mean, you  
14 know, but, I mean, that's really it. I mean,  
15 everything --

16 EXECUTIVE DIRECTOR RECKO: Thank you.

17 SERGEANT COLLINS: -- knock on wood,  
18 was safe.

19 EXECUTIVE DIRECTOR RECKO: We'll have  
20 another meeting coming up soon.

21 COMMISSIONER IMPASTATO: A little  
22 more--

23 SERGEANT COLLINS: We're --

24 COMMISSIONER IMPASTATO: -- notice  
25 would be good for that.

1                   SERGEANT COLLINS: We're on our way  
2 with the City's corporation counsel.

3                   EXECUTIVE DIRECTOR RECKO: Right.

4                   SERGEANT COLLINS: With counsel here  
5 for working on -- if you want to -- yeah, to make it  
6 better for us, you know.

7                   EXECUTIVE DIRECTOR RECKO: So our  
8 counsel came to that meeting too. So as an  
9 extension, we talked about some different city  
10 ordinances we may be able to pass that will help the  
11 please gain more access to our property and have  
12 more powers on our property, and we looked at a  
13 couple from a couple of places, and we also talked  
14 about a revision to our nighttime policy that would  
15 reflect those changes in the ordinances. So his  
16 counsel was working on it, and we're going to be  
17 reviewing that over the next month or so. I think  
18 that would be really helpful.

19                   SERGEANT COLLINS: Yeah, and we're not  
20 taking our foot off the gas on that.

21                   ATTORNEY M. FITZPATRICK: If I could  
22 add to that, the chief actually came with the same  
23 idea I had gotten doing some research, so we  
24 essentially both had the same idea. I gave them  
25 some examples from throughout New Jersey, I know

1           that they've already done a little bit on their part  
2           to check with some other municipalities and see what  
3           they're doing, what works, what might not work, what  
4           could be done in Hoboken, so --

5                        COMMISSIONER IMPASTATO:  Is that in  
6           records to, like, trespassing?

7                        ATTORNEY M. FITZPATRICK:  Trespassing,  
8           the main thing would be --

9                        COMMISSIONER IMPASTATO:  Drinking in  
10          public.

11                       COMMISSIONER SEITZMAN:  -- it's not  
12          really open containers, right, public consumption.  
13          What could be done on private property versus public  
14          property and is there a way to, for example,  
15          designate the Housing Authority as public property  
16          for that one purpose, for the purpose of public  
17          consumption, which would give the police a little  
18          bit more authority to come onto Authority property  
19          and say, hey, you can't be drinking that open  
20          container here.  Not say you can't go up in your  
21          unit and things like that, but not out in courtyards  
22          and things like that.  So that's one possibility.

23                        There are a few different things.  And  
24          I have already -- the chief has already followed up  
25          to make sure that that dialogue is still going, and

1           where it stands now is assistant corporation counsel  
2           is looking into it on the City's end and she will  
3           get back to us as soon as she has a little bit more  
4           clarity.

5                           COMMISSIONER IMPASTATO:   Okay.

6                           SERGEANT COLLINS:   So unless anything  
7           for me.

8                           CHAIRWOMAN REYES:   Thank you.

9                           EXECUTIVE DIRECTOR RECKO:   Thank you,  
10          sir.

11                          SERGEANT COLLINS:   Thank you.

12                          CHAIRWOMAN REYES:   Thank you, Sergeant  
13          Collins.

14                          I just want to follow up with what the  
15          Director was saying.  I actually sat in on his  
16          meeting with the Director and all of them, and I  
17          want to extend my gratitude to the Director and the  
18          entire police department.  You guys know I'm your  
19          biggest critic, right, but I'm also your biggest  
20          supporter.

21                          SERGEANT COLLINS:   Well aware.

22                          CHAIRWOMAN REYES:   So but I must say  
23          that -- that when Sergeant Collins sits up here and  
24          says that that was probably one of the best security  
25          meetings that we had, I must agree.  I think we all

1 went in there with the mind frame that we need to  
2 find a solution. We were proactive, I want to say,  
3 you know, we were proactive and making sure that  
4 everything that was going to go on that weekend,  
5 there was a certain way that it was going to happen  
6 and it wasn't a last minute, we weren't reacting to  
7 something that was happening, and I think that  
8 helped the situation.

9 So I did send an e-mail to the mayor  
10 and to the City Council individuals who were part,  
11 who were aware of the issues that we were having,  
12 and just letting them know that as not only a  
13 resident, but as the Board Chair, that I am  
14 extremely proud and thankful to Director Recko, who,  
15 like Sergeant Collins said, was out there that  
16 entire holiday weekend with them; to Sergeant  
17 Collins, the other sergeants, and the police  
18 officers that were there, who were there not just  
19 that night, throughout the day.

20 When I tell you that it was shutdown  
21 mode, it was shutdown mode. There was no leeway for  
22 anything to happen, and it actually was one of the  
23 safest times that I felt living here. So thank you  
24 so much, and I think if we keep this up we can curb  
25 the problem that we're having. So thank you guys.

1 Thank you, Director.

2 EXECUTIVE DIRECTOR RECKO: Thank you.

3 And thank you, Reverend Forbes was out there.

4 CHAIRWOMAN REYES: Yes, that's correct.

5 That's also correct. Reverend Forbes also as a  
6 commissioner was out there with the Director and the  
7 officers.

8 (Simultaneous crosstalk.)

9 EXECUTIVE DIRECTOR RECKO: So moving on  
10 then, our -- there was a mention earlier of the  
11 security guard service. Frank has been working with  
12 them since the resident meetings that were held the  
13 past couple of weeks, and it was mentioned earlier  
14 that the security guards are not always showing up.  
15 When they're not there, by the way, they don't get  
16 paid, because we do check to make sure they're there  
17 or not. But that's unacceptable if they're not  
18 there.

19 So a meeting was held with the  
20 management of IronRock Security. They are now doing  
21 a new procedure of giving us not only daily sign-in  
22 sheets for their employees, but they're also giving  
23 the sign-in sheets that they are making people sign  
24 as they come into the buildings, and we are  
25 arranging that meeting with the resident advisory

1 board and the residents and the security company.

2 You want to add anything to that,  
3 Frank, because --

4 MR. MERCHAND: No, I do know that from  
5 the beginning, the idea was that people were going  
6 to sign in, and I know that it's been a struggle  
7 sometimes with checking that. So this last effort  
8 was to make sure, so they start submitting in the  
9 sign-in sheets. Obviously now some -- what we're  
10 getting is a little bit now from the other side.  
11 Now we're getting the saying that they're  
12 uncomfortable because they've having to sign in, in  
13 and out every time. So we're still weeding through  
14 that. We might get to a compromise, where then  
15 maybe as long as the tenant just shows their ID with  
16 their picture that they don't have to sign in,  
17 because, obviously, if just someone comes in with an  
18 ID and they're not checked, it's possible that they  
19 were using somebody else's ID to get in.

20 So at least if we can just -- so we're  
21 not really monitoring the ins and outs of our  
22 tenants, and that's not the purpose of it. The  
23 whole point is that after 8 o'clock, and because the  
24 security guard company folks, they rotate and they  
25 might be new or whatever, they might not know who

1           our residents are, right, so it's important that  
2           they do ask every person that comes, they want to  
3           see -- even if they buzz themselves in. So that's  
4           where we are right now.

5                         And we did have a series of meetings  
6           with the residents and we did talk about some of  
7           those issues. And one of the questions did come up,  
8           I shared that with you and we're looking into that,  
9           is it legal for us to ask our tenants to sign in and  
10          out every time, so we are going to do research on  
11          that. In the meantime, I did ask the security guard  
12          to continue to ask for it, and if any resident feels  
13          uncomfortable, to respect that as long as they're a  
14          resident. If they're not a resident, you gotta sign  
15          in, period.

16                        So that's where we are with that. As  
17          far as, unfortunately, sometimes people do call out  
18          sick. Every time anyone is going to be even late or  
19          if they're completely out, I get first a text and  
20          then if they can't get a replacement, I get an  
21          e-mail so that's -- they get adjusted for the hours,  
22          so we're not -- Sandra, thank you -- we're not  
23          paying for when they're not here, but still,  
24          unfortunately, sometimes coverage once in a while  
25          can happen, even for us, our staff, you know, some



1 days people are out. But in general we have moved  
2 in a better direction with them. There is even the  
3 next step is now maybe doing some perimeter walks is  
4 one of the things that came up through the resident  
5 meetings. So we're going to continue to adjust with  
6 the company, but I do feel that they've come a long  
7 way and the reports are definitely much more  
8 thorough. I have Natalie here who reviews those  
9 reports and those cameras, and we've seen them and  
10 it has gotten better.

11 I do ask residents to please, some  
12 folks like to keep them company, you know, it's not  
13 for them to be with residents. So that continues to  
14 be -- it's almost like a little bit of a hangout,  
15 you know, from two in the morning to four in the  
16 morning when residents go, it's natural, you know,  
17 people that are walking around.

18 But for the most part, as part of our  
19 resident meetings, one of my questions to you guys  
20 was were you happy with the security company, were  
21 you happier -- are you happier by having it or not  
22 having it. Overwhelmingly, everybody agreed that  
23 they were happier to have them. So I think that we  
24 are moving and we're going to continue to get them  
25 to a much function -- better function.

1 EXECUTIVE DIRECTOR RECKO: Don't go  
2 away.

3 MR. MERCHAND: Yes.

4 EXECUTIVE DIRECTOR RECKO: As long as  
5 you're up, let's talk a little bit about the process  
6 of notices for cause and evictions. Matt is here, I  
7 know you and Matt have been working real hard on  
8 that for the past month, and that came up at the  
9 last meeting and I want to make sure that we talk a  
10 little bit about the progress we made.

11 MR. MERCHAND: And even before we  
12 start, if I may address, Andrew, you had a question  
13 that I was never able to get back to about the  
14 timeline. Remember, we had done kind of like a  
15 thing. As we were going through that timeline and  
16 we got to that first, kind of like, where we were  
17 going to start going to court, when we came to that  
18 meeting, I think that was maybe April or so, and we  
19 said, okay, we're ready to go, is when the idea and  
20 the thought came up that we don't give statements.  
21 And then it was the shared agreement here that until  
22 we gave statements, not to go to court. So that  
23 actually put, like, a three- or four-month bump,  
24 because remember we worked on the statements for,  
25 like, a couple of months, and people weren't -- and

1           then eventually the statements rolled out. So that  
2           kind of stopped that process of what we were hoping  
3           that we would do. But --

4                         EXECUTIVE DIRECTOR RECKO: And that was  
5           the rent collections.

6                         MR. MERCHAND: That was for those  
7           letters and the rent collections and going to court,  
8           right? So but we are back on that path. Last month  
9           we were almost there. I had a personal loss and I  
10          know that there was timing issues, so we probably  
11          could have gotten to court last month, we didn't.  
12          But we are at the point now, right, we have the  
13          first batch of families that we're going to court  
14          with.

15                        The letters have been very successful.  
16          When I get to my portion of the presentation, you're  
17          going to see that in this last month, an extra 30  
18          families entered into repayment agreements, and as  
19          part of the -- as part of that, an extra \$200,000  
20          was added to the repayments. So the letters are  
21          having the -- and just, for example, in our first  
22          poll that we were going to go to court, we were  
23          going for 25 families, and out of those 25 families,  
24          half of them showed up and entered into repayment  
25          agreements. So now really, really, out of that

1 first batch of 25, I believe 12 or 13 --

2 ATTORNEY M. FITZPATRICK: Thirteen.

3 MR. MERCHAND: -- is what we are  
4 actually going to be in court could with. Right.

5 Now, that's what we're already setting  
6 up, and now we already started this month, now we're  
7 going to that batch. Part of it we're done, then  
8 I'm going to give you -- and one of the other things  
9 you had asked if we can see, like, where who owes 30  
10 days, who owes 60 days, who owes 90, so I'll give  
11 that as a handout as well. But let me -- if we're  
12 going to go to that portion, I can get the handouts  
13 if you like.

14 EXECUTIVE DIRECTOR RECKO: Yeah. How  
15 about the for cause was really what I wanted to go  
16 through.

17 MR. MERCHAND: For causes, a few for  
18 causes that we are now at that point as well, and I  
19 know, in fact, somebody received one today at Fox  
20 Hill, I believe, right, as well, because someone --  
21 we got a call, I don't know if that was from us, so  
22 then she got another for cause from something else.

23 ATTORNEY M. FITZPATRICK: That must  
24 have been of the -- one issued by the managers.

25 MR. MERCHAND: Got you.

1 ATTORNEY M. FITZPATRICK: Okay, yes.

2 Yeah, there are a handful of what I  
3 would say more serious lease violation issues --

4 EXECUTIVE DIRECTOR RECKO: Right.

5 ATTORNEY M. FITZPATRICK: -- that we  
6 have been in contact on and notices either have gone  
7 out or are in the process of going out. The  
8 managers are still handling some of the more  
9 day-to-day lease violations, but some of the more  
10 serious ones have been referred to our office, and I  
11 have been working with Frank on issuing those.

12 EXECUTIVE DIRECTOR RECKO: Thank you.

13 MR. MERCHAND: So I believe that we  
14 have some dates, right, there's some dates for  
15 November or something, I guess, is our first few  
16 courts, is when we'll be in court for the first  
17 time?

18 ATTORNEY M. FITZPATRICK: Not yet. So  
19 we have to wait. Unfortunately, we still have to  
20 wait on the court to set a court date.

21 MR. MERCHAND: And that takes a little  
22 time.

23 ATTORNEY M. FITZPATRICK: And they  
24 actually just started again a slightly new procedure  
25 starting September 1st in terms of how they're doing

1           it, which should speed it up in some regard. But  
2           now they've essentially guaranteed that once they  
3           assign a court date, it won't be for at least five  
4           weeks after it's scheduled. So the tenant will have  
5           at least five weeks' notice prior to the Court date,  
6           which means since COVID came along is nothing  
7           extraordinary. I mean, it's been taking much longer  
8           than that. But pre-COVID we used to be able to file  
9           a case and have a court date within three weeks at  
10          most. So it's a little bit slower than it was  
11          pre-COVID, but things are starting to slowly pick  
12          up.

13                         MR. MERCHAND: I do believe, Matt,  
14                         right, once we have that first batch we will always  
15                         be in court now.

16                         ATTORNEY M. FITZPATRICK: Right.  
17                         Exactly.

18                         MR. MERCHAND: Now that the system --

19                         ATTORNEY M. FITZPATRICK: Well,  
20                         particularly with the nonpayment, they will be  
21                         fairly regular, that just because the 13 are done  
22                         doesn't mean that we're going to wait a month or  
23                         anything like that to start doing another batch at a  
24                         certain amount. It's mainly right now just to allow  
25                         Authority staff to be able to handle enough at a

1 time as opposed to dumping a hundred nonpayment  
2 cases on them at once. So that should be on a  
3 rolling basis.

4 And the for cause filings can happen.  
5 Because of the nature of, for example, if there's a  
6 notice to quit, usually that has an effective date  
7 of the first of a month, just because you have to  
8 wait a full lease period. So those usually,  
9 beginning of the month that's when a complaint will  
10 be filed and that will kick off the process.

11 MR. MERCHAND: Yeah. So I just wanted  
12 to -- I know we hadn't gotten back top, so I just  
13 wanted to end that. I don't know if --

14 EXECUTIVE DIRECTOR RECKO: So  
15 continuing under security -- thanks, get you back up  
16 later. Continuing on security, that Harrison  
17 Gardens capital fund allocation for security is  
18 under way, making the courtyard accessible only to  
19 residents, and defensible space behind 400 down  
20 Harrison Street, those are all in design. And we  
21 did apply for this special security grant, haven't  
22 heard anything yet.

23 On Hoboken Housing Forward, boy, it's  
24 just slow slow slow, but moving along. The City  
25 expects to have the draft redevelopment plan out for

1 comment next week. So we will all get it and we  
2 will all take a look at it and we will all submit  
3 our comments, okay?

4 COMMISSIONER SANFORD: I'm sorry, I  
5 didn't hear you. Could you repeat that.

6 EXECUTIVE DIRECTOR RECKO: The City  
7 should have their redevelopment plan out for public  
8 comment next week, okay? So as soon as that gets  
9 out, I will make sure I personally notify everyone  
10 when that comes out, and we'll get it to everyone so  
11 we can start taking an in-depth look at it. If we  
12 wish, we'd invite the planners back, you know, they  
13 came last month and gave us that presentation. They  
14 told us that they were going to have a draft plan to  
15 the City, the City has been reviewing it within  
16 their own inside, they have not been making it  
17 public yet, but they expect to go public with a  
18 draft next week. So once we have that, we will all  
19 be able to take a look at it.

20 There will be some public forums on it,  
21 but I would suggest that maybe we request to have  
22 maybe even a special Board meeting, if you're  
23 interested, for them to go through that with us.  
24 Okay? I think that would be a really great idea to  
25 do so we really understand --



1 CHAIRWOMAN REYES: I agree.

2 EXECUTIVE DIRECTOR RECKO: -- it.  
3 Okay. So between now and next month, time and  
4 notification being of the essence, that will  
5 probably be close to the first week of October, I  
6 would think, at this point, if we can get the dates  
7 together.

8 COMMISSIONER IMPASTATO: So we're still  
9 at the problem where we don't have a location; is  
10 that right?

11 EXECUTIVE DIRECTOR RECKO: We don't  
12 have a what?

13 COMMISSIONER IMPASTATO: A location for  
14 the first building?

15 EXECUTIVE DIRECTOR RECKO: Well, our  
16 first building is definitely going into the Harrison  
17 parking lot, there's no doubt about that.

18 COMMISSIONER IMPASTATO: Just how many  
19 floors?

20 EXECUTIVE DIRECTOR RECKO: Yeah, and  
21 they've just given that plan, they will be giving  
22 guidance that you can go up a certain amount of  
23 floors for the entire plan. Right. So that hasn't  
24 been decided yet. That will come when a developer  
25 comes up, and our process is once the redevelopment

1 plan is approved by the City, all right, then we go  
2 out for a developer. So we can't go out for a  
3 developer until the redevelopment plan is approved  
4 by the City.

5 Once we have a developer, we then start  
6 getting into that nitty-gritty, how tall are the  
7 buildings. Developer, let's bring on an  
8 architectural firm, bring on an engineering firm,  
9 design firm, we start moving forward then as --  
10 hopefully through the winter is where we'll be. I  
11 cannot wait. I'm pushing pushing pushing.

12 COMMISSIONER SANFORD: Director, you  
13 just mentioned something about time of the essence.  
14 That seemed to be repeating a thing at the last  
15 meeting. Why is there a time of essence --

16 (Simultaneous crosstalk.)

17 COURT STENOGRAPHER: Excuse me one  
18 minute. Barbara, can you tell them to quiet down?

19 CHAIRWOMAN REYES: Excuse me. If I  
20 have to ask you to have your conversations outside  
21 again, then I'm just going to ask the officer to  
22 take you out. I'm sorry. Like, we cannot continue  
23 to do this, the Court reporter needs silence. Thank  
24 you.

25 EXECUTIVE DIRECTOR RECKO: I think the

1 question was why is time of the essence. From my  
2 perspective, is the faster we can redevelop, the  
3 faster we can provide good, solid housing for our  
4 residents. And right now the condition of our old  
5 buildings is not what it should be. We talked about  
6 ventilation tonight, we talked about other issues  
7 tonight. We've got one elevator in each high-rise  
8 family building. We need to renovate these  
9 buildings and redevelop these buildings.

10 COMMISSIONER SANFORD: So I don't  
11 disagree with any of that, I'm just a little  
12 concerned or confused by something that a gentleman  
13 from Heyer Gruel had said about HUD pushing this  
14 redevelopment. Is HUD pushing the redevelopment?

15 EXECUTIVE DIRECTOR RECKO: Oh, sure.

16 COMMISSIONER SANFORD: Who at HUD?

17 CHAIRWOMAN REYES: I think we went over  
18 this.

19 EXECUTIVE DIRECTOR RECKO: Yeah, I mean  
20 who at HUD, the HUD public housing department, if  
21 you will, wants us to redevelop.

22 COMMISSIONER SANFORD: Right.

23 EXECUTIVE DIRECTOR RECKO: They  
24 understand that the Hoboken Housing Authority needs  
25 to redevelop in order to provide good housing, they

1 understand that.

2 COMMISSIONER SANFORD: Yes.

3 EXECUTIVE DIRECTOR RECKO: And so they  
4 want us to continue to move forward.

5 COMMISSIONER SANFORD: So who is the  
6 person or persons that is "they"?

7 EXECUTIVE DIRECTOR RECKO: Our personal  
8 contact with them are a few people. There's Wilson  
9 Henry Ellis that is with us all the time, weekly,  
10 I'm on the phone to him, he's in our planning team.  
11 There is Roger St. Paul in Washington D.C. that we  
12 have bimonthly meetings with that we talk about  
13 where we are. So those are the two main people.

14 You know, this housing authority has  
15 been a troubled housing authority for many, many  
16 years, and the only thing that is keeping us in  
17 troubled status, the only thing is the condition of  
18 our units. And the only way to fix our units is to  
19 redevelop. So they are interested in us making  
20 progress in redevelopment as quickly at possible.

21 COMMISSIONER SANFORD: Okay. Now, is  
22 Mr. Ellis an employee of yourself?

23 EXECUTIVE DIRECTOR RECKO: No, he's an  
24 employee of HUD.

25 COMMISSIONER SANFORD: And is

1 Mr. St. Paul an employee of yourself?

2 EXECUTIVE DIRECTOR RECKO: No. He's an  
3 employee of HUD too.

4 COMMISSIONER SANFORD: So can I meet  
5 with them one on one?

6 EXECUTIVE DIRECTOR RECKO: I have no  
7 say in that.

8 COMMISSIONER SANFORD: Okay. How do I  
9 reach them? How do I contact them?

10 EXECUTIVE DIRECTOR RECKO: I suppose I  
11 could find some phone numbers for you.

12 COMMISSIONER SANFORD: Okay.

13 EXECUTIVE DIRECTOR RECKO: Yeah.

14 COMMISSIONER SANFORD: I would  
15 appreciate that.

16 EXECUTIVE DIRECTOR RECKO: Yeah, yeah.  
17 You going to give a deadline, like 10:00 o'clock  
18 tonight or something?

19 COMMISSIONER SANFORD: When do you  
20 think you can get it?

21 EXECUTIVE DIRECTOR RECKO: Well, I'm on  
22 vacation starting tomorrow, so we'll take a look and  
23 see when we can get it for you. I can't do it now  
24 because I'm in the meeting.

25 COMMISSIONER SANFORD: Is there other

1 staff that could --

2 EXECUTIVE DIRECTOR RECKO: Possibly.

3 But right now I'm in a meeting so.

4 COMMISSIONER SANFORD: And right now

5 I'm in a meeting --

6 CHAIRWOMAN REYES: Director, continue.

7 EXECUTIVE DIRECTOR RECKO: So if you  
8 want a definitive time, you know, I'm not going to  
9 give you 10:02 tomorrow morning, I'm not going to  
10 say that because I can't say that I can meet that  
11 deadline.

12 COMMISSIONER SANFORD: Okay.

13 EXECUTIVE DIRECTOR RECKO: But I'll get  
14 it to you as soon as I can.

15 COMMISSIONER SANFORD: Okay.

16 CHAIRWOMAN REYES: Director -- I'm  
17 sorry, Commissioner Aaron Lewit would like to say  
18 something.

19 COMMISSIONER LEWIT: Yeah. The main  
20 reason that Washington, all the buildings are  
21 obsolete, and obsolete means they'd come down and  
22 then they go back up.

23 EXECUTIVE DIRECTOR RECKO: They've  
24 declared our buildings obsolete.

25 CHAIRWOMAN REYES: Okay.

1 EXECUTIVE DIRECTOR RECKO: So that's  
2 where our redevelopment planning process is right  
3 now. So it's going to be an interesting year. I  
4 can't wait to see it happen.

5 We also, as part of that effort, are  
6 projecting our management needs and positioning into  
7 2023. Part of that effort is the proposed  
8 procurement policy you see in front of you tonight.  
9 We've been working with the technical assistance  
10 folks that are designated by HUD on this policy,  
11 they have been a big part of it, as well as HUD as  
12 been a big part of putting this policy together.  
13 Mr. Ellis has been involved, as well as the  
14 Enterprise team, as well as our legal counsel, as  
15 well as our staff, Mr. Emil and the other senior  
16 staff. So that's one of the first steps to get us  
17 ready for the future, to make sure our policies are  
18 good.

19 We're also going to be looking at our  
20 public housing admissions and continued occupancy  
21 policy and the current five-year and annual plan  
22 that we submit to HUD to make sure everything is  
23 ready to move forward into the RAD and to move  
24 forward into this big transition we're going to be  
25 doing over the next few years.

1                   On policy and outreach, our newsletter  
2                   is going out soon once again. We got it to some  
3                   point -- where are we going, where is -- where did  
4                   she run, I don't know. I can't remember when our  
5                   next one is coming out.

6                   VOICE: In October.

7                   EXECUTIVE DIRECTOR RECKO: In October.  
8                   So if you've got anything good for the newsletter,  
9                   we have a suggestion tonight, we are going to have a  
10                  special section on trash in they're as well.

11                  CHAIRWOMAN REYES: Nice.

12                  EXECUTIVE DIRECTOR RECKO: Yeah, so  
13                  we're working on trash. But if you have any special  
14                  ideas, please give it to us. As always, if you've  
15                  got an idea for a hall of fame inductee, if you know  
16                  somebody that should be inducted into our Housing  
17                  Authority hall of fame, please pass it on to us.

18                  Please feel free to meet with me.  
19                  We -- if you call down to our office and fill out an  
20                  intake, you can meet with me. We don't hide. So  
21                  you're welcome to come down. I meet with probably  
22                  10, 15 families a month. So come on down if you've  
23                  got an issue that's sitting around and your manager  
24                  isn't doing what they should be doing for you.

25                  Fox Hill Gardens, first phase is almost



1 complete, and we've been meeting to identify our  
2 next round of repairs.

3 Housing for Hoboken is meeting on  
4 September 26th at 7:00 p.m.

5 Our special capital projects, I  
6 mentioned earlier the main gate and securing the  
7 courtyard is under design, security cameras  
8 installation is under design. On the courtyard  
9 paving, they've been doing some sample digging to  
10 see where the water table is under the courtyard.  
11 The first time I stuck some pictures in my report.  
12 I thought that was pretty cool. Hallway and  
13 stairwell refurbishment is going on, and other REAC  
14 issues with that money.

15 The laundry room equipment installation  
16 is complete at all sites.

17 The emergency generator work is in  
18 progress. Pre-installation work is complete. We're  
19 just waiting for those generators to hit town and  
20 they'll be installed.

21 Boiler replacement at Monroe Gardens, I  
22 was wrong in my report, it's actually out to bid  
23 already, and it will just -- it's due on  
24 October 3rd. So we hope to have it to you at the  
25 next meeting should we get our bids back.



1                   And then we've got our occupancy and  
2                   rent collection issues. Frank, you want to get back  
3                   up and brag a little bit about us maintaining a  
4                   96 percent occupancy rate throughout our properties?

5                   MR. MERCHAND: Yes.

6                   EXECUTIVE DIRECTOR RECKO: So jump on  
7                   in. I think you guys are doing a great job.

8                   MR. MERCHAND: All right. So we  
9                   continue to be at 96 percent occupancy. We have --  
10                  this month Jackie's team turned over a lot of  
11                  apartments that were kind of very close, so in the  
12                  next month and a half or so you should see we should  
13                  hit that 97 and even maybe 98, that would be  
14                  beautiful.

15                  As far as what I was mentioning before,  
16                  that I attached to here, I gave this as an  
17                  attachment, if you could take a look at that one.  
18                  And that just basically breaks down the money owed.  
19                  This is -- and I do want to clarify, this is  
20                  100 percent rent only, okay, there is no -- no  
21                  repayment or any other charges here, this is just  
22                  outstanding rent. So in, as you can see, the total  
23                  amount outstanding is 811,570, right. Out of that,  
24                  then here's the breakdown for you, Andrew, of what  
25                  of that is 30 days, what of that is 30 to 60, what

1 of that is 60 to 90, and older, as well as giving  
2 you a breakdown of where those balances are coming  
3 from.

4 As you can see, it's almost, you know,  
5 if you look at the senior buildings, Adams, Monroe,  
6 it's the 30, so that's kind of like the average.  
7 And CCG falls kind of like in that number. Our  
8 biggest problem is in Andrew Jackson, both south and  
9 north, and obviously Harrison Gardens.

10 In the other report that you guys  
11 received last month, what I did want to show you was  
12 that in the August report, we were showing that we  
13 were at 42.77, right, percent collection. We did  
14 make a progress on that for this month, we're at  
15 37.82. We are now down to 811570 from the 900 and  
16 something that it was last month. Obviously --

17 COMMISSIONER IMPASTATO: You mean,  
18 percent of accounts delinquent?

19 MR. MERCHAND: Yes.

20 COMMISSIONER IMPASTATO: So from 42.7  
21 down to 30.

22 MR. MERCHAND: To 30, right, 37.82. So  
23 the number of families went down, the letters are  
24 having a good effect. We're starting to see more  
25 people, more families came in. Last month we had

1 170 families -- 107, with 530, this month we have  
2 134 families with 706,000 in repayments. So that  
3 was a big chunk in the one month.

4 As we go to court now, and we're going  
5 to start to see, you know, it's that first round, I  
6 believe, should have the biggest impact, and then  
7 from there on we should see a spike in those  
8 repayments. The Director was mentioning a little  
9 bit about how we meet with HUD, and that was one of  
10 the things that we were sharing with them, was the  
11 success that we're having with the repayment  
12 agreements, because they are -- they want to  
13 understand how we're doing because New York is --  
14 and a lot of other of our neighboring housing  
15 authorities are experiencing the same issues, so  
16 they did want to know what we're doing with our  
17 tenant receivables.

18 So right now, as far as this month, we  
19 have 15 apartments that are ready to go, there are 7  
20 that are in turnover. Out of those 15, in the first  
21 couple of days that we received them, at least 4 of  
22 those are already leased up. We did have 3  
23 move-outs, we had some transfers. And then,  
24 basically, where we are right now, we're at the  
25 point that we're going to start to be at the very

1 last little bit of our empty apartments. So that's  
2 really good news.

3 What you're going to start to hear now  
4 is the pain about that we don't have anywhere to  
5 transfer people that are on transfer lists, so that  
6 will be, you know, unfortunately, the side effect of  
7 not having vacant units. So but the redevelopment  
8 is the long-term fix for that because that will  
9 right-size the families when we get to that point.

10 EXECUTIVE DIRECTOR RECKO: Yeah. And  
11 you've been doing a lot of transfers.

12 MR. MERCHAND: Yes. Concluded in our  
13 moving and there's transfers for different reasons,  
14 you know, we meet constantly with families every  
15 month. And to our attention comes issues, you know,  
16 we met with a gentleman that is in a wheelchair and  
17 the circumstances, and so we have transfers that are  
18 for that. There's transfers that are on our  
19 transfer list. And then there's some, you know, for  
20 other reasons, could be domestic violence or, you  
21 know, other more serious topics.

22 But all in all, I really -- what  
23 maintenance is doing, the work that we're doing  
24 together and the coordination of when it's done and  
25 how we go into lease mode right now is really

1 working very well, so I really appreciate all the  
2 teamwork from everybody.

3 COMMISSIONER IMPASTATO: How did you  
4 break up the allocation of bringing in new tenants  
5 opposed to leaving those units available for  
6 transfers?

7 MR. MERCHAND: So we have right now  
8 pretty much three to one, so for every three new  
9 lease-ups, one transfer. So for every four  
10 lease-ups -- for every four new apartments, there  
11 should be at least three new lease-ups and one  
12 transfer. Some months, our lease-ups for new might  
13 go down. When you see the average at the end of the  
14 year we wind up about that. We try -- we don't  
15 have, like, a specific formula, but we try to leep  
16 to that three to one. Some months the circumstances  
17 make it so that it's one -- a little bit less or  
18 more, but --

19 COMMISSIONER IMPASTATO: How many  
20 people are on the transfer list?

21 MR. MERCHAND: We still have about 200  
22 families that are on transfer lists.

23 EXECUTIVE DIRECTOR RECKO: It's huge.

24 MR. MERCHAND: And you know, on that  
25 transfer list, there are some folks that we need to

1 transfer because we also have a huge issue with  
2 overhousing, right. So but the thing is if we don't  
3 have an empty unit to move the overhoused family  
4 into, we can't get the unit that we need if they're  
5 in the wrong unit size. So that's really the crux  
6 of the next juggernaut.

7 COMMISSIONER IMPASTATO: How many  
8 people on the transfer list are delinquent?

9 MR. MERCHAND: I don't have that  
10 number, I could bring it, though.

11 COMMISSIONER IMPASTATO: Is it possible  
12 to reward people that are not delinquent and move  
13 them up on the transfer list.

14 MR. MERCHAND: A preference for not  
15 being delinquent.

16 EXECUTIVE DIRECTOR RECKO: But if  
17 you're not, if you're not even, we don't transfer.

18 MR. MERCHAND: Well, that is a great  
19 point. If you owe money, we don't approve the  
20 transfer.

21 ATTORNEY M. FITZPATRICK: It works the  
22 other way, essentially.

23 EXECUTIVE DIRECTOR RECKO: Right.  
24 You're penalized if you owe, yeah.

25 MR. MERCHAND: And we go to the next



1 person.

2 EXECUTIVE DIRECTOR RECKO: Thank you,  
3 Frank.

4 We did -- we were awarded the VASH  
5 vouchers, but we haven't had the money award yet, so  
6 usually HUD, toward the end of September, end of the  
7 fiscal year the -- they start actually giving you a  
8 letter saying go ahead and spend, and we don't have  
9 that yet. As soon as that happens we're going to be  
10 moving forward with a project-based voucher RFP.

11 On buildings, we are still accepting  
12 applications for any additional part-time building  
13 maintenance workers and full-time mechanics.  
14 Full-time mechanics are really needed, we need good  
15 plumbers and people that can do work, they're hard  
16 to find.

17 We are looking for alternative  
18 processes for getting the cleaning-waxing cycle on  
19 our hallways completed since our bids came back  
20 very, very high, and we continue to ask the  
21 residents that if they've got issues, please contact  
22 your manager. We will be glad to follow up. If  
23 that doesn't work, please call us down at our  
24 central office.

25 I did put in a report on the

1 maintenance plumbing projects by HHA staff and  
2 Sammy's staff, again, a ton of work by these guys.  
3 And then major maintenance unit repair by outside  
4 contractor lists in your report today.

5 We continue to focus on extermination  
6 and rodent control. We're working on rolling out a  
7 Let's Talk Trash initiative to cover the proper  
8 disposal of trash and recyclables in both our family  
9 and elderly sites. It's hard to control behavior,  
10 as Sandra was saying. You get folks that will put  
11 trash into our areas that they shouldn't be. They  
12 put trash outside of our trash bins, so the rats  
13 jump into them. Having said that, let's get better  
14 at it. And I think there are ways we can get better  
15 at it, and we're going to work on that.

16 I am meeting with some folks that  
17 supply different types of trash bins, some different  
18 types of trash cans, over the next month, and we'll  
19 see what we can find to button up our trash a little  
20 bit better and come out with PR campaign with our  
21 residents.

22 Finance is working on HMFA stuff,  
23 housing choice voucher stuff, as well as our  
24 budgets, which you'll see later as a resolution and  
25 contract management.

1                   And, unfortunately, Danny Perez  
2                   couldn't be with us tonight, but he did want to  
3                   mention that we had one heck of a great summer in  
4                   his report. We had the basketball league, summer  
5                   camp, great trips for the seniors, Hershey Park for  
6                   the families, Familyhood back to school, HOPES back  
7                   to school, Horseshoe community barbecue. We did a  
8                   lot this summer. We had a good summer. Thanks to  
9                   the RAD, thanks to Familyhood, the people that  
10                  partner with us. We had a good summer. So thanks  
11                  to everyone. We'll keep it going and before we know  
12                  it, the holidays will be here, right. Right around  
13                  the corner. Right around the corner.

14                  So we do have a Hispanic heritage  
15                  celebration coming up during the end of September,  
16                  so keep in tune with that, and we look forward then  
17                  to doing Halloween and the rest. We'll get back to  
18                  you next month on that one, on that stuff.

19                  So that would be the end of my report.

20                  CHAIRWOMAN REYES: Thank you, Director.  
21                  Director, I have a question in reference to the mice  
22                  situation. I know that last week -- I mean last  
23                  month we kind of got into a brief discussion that  
24                  the city was voting on a mandate where lids were  
25                  mandated on their trash cans or their things, so did

1 we ever get any word back if that also applies to  
2 us?

3 EXECUTIVE DIRECTOR RECKO: It will  
4 apply to us, and we've contacted the City, so we're  
5 going to be meeting with the City, and I'm going to  
6 try to convince them to give us those cans all the  
7 way along Harrison and Jackson. They should do that  
8 along Harrison and Jackson. And then they're  
9 meeting with their supplier, like I go said, we're  
10 meeting with folks to maybe get our own for our  
11 interior trash and recycle bins, right. So we're  
12 looking to both of those things now.

13 CHAIRWOMAN REYES: That's great news.  
14 My next thing is do we have anything that we can put  
15 down in the meantime, because, literally, you sit  
16 outside and the mice will literally go over your  
17 feet, it's scary. Like, literally, while we were at  
18 the basketball court, and it's not a joke, I mean,  
19 we were at the basketball court watching the game,  
20 and you just see them everywhere, like, they're just  
21 everywhere. And, of course, unfortunately, I have  
22 to be honest, it's -- a lot of the issue is the  
23 residents, because instead of putting the garbage in  
24 the garbage, they will throw it next to the garbage  
25 on the floor. So that's what they're looking for.

1 And I know I witness it every day in front of my  
2 building, I witnessed it down by 560.

3 So I was wondering, I know there's  
4 some -- and I've said it here before, Amazon has it,  
5 where you can put it down and it kind of keeps them  
6 away for -- from, I guess, like, the park area where  
7 they're playing basketball, the kids are playing in  
8 the park. Because I can't tell you how many times I  
9 have not seen rats going into the park where our  
10 kids play. And, I mean, as soon as it gets dark,  
11 you have to pull your kid out of the park because  
12 they're in there. So I was wondering if we can put  
13 something down, maybe in the park, where it will  
14 keep it away, so that the kids -- and I know it's,  
15 you know, fall is coming soon, but, I mean, parents  
16 still bring their kids to the park in the meantime.

17 But I just feel like if there's  
18 anything that we can do because I get it, we can't  
19 exterminate the whole premises, but, like, the park  
20 areas where the kids are playing and they're  
21 touching and.

22 EXECUTIVE DIRECTOR RECKO: And we'll  
23 keep trying, because we've talked to the park and  
24 recreation at the City too, they're having the same  
25 issue, the exact same issue. And I don't know of

1 any magic bullet. We've got the rat hotels up and  
2 we've got the -- you're pointing.

3 MR. FERMAINT: We actually  
4 (indiscernible) this weekend, we have one of our  
5 buildings, the rats -- well, just to give you a  
6 little history on our buildings. Our boiler  
7 systems, they used to provide heat underground. So  
8 our major boiler station was at 400 Marshall. So  
9 now there's abandoned pipes that are actually  
10 running through our property. So they're running in  
11 through the pipes and running out into certain  
12 buildings that they're able to excavate.

13 One of our buildings, excuse me, we  
14 have at least three yards of dirt that we're  
15 removing this weekend because they're -- that's what  
16 they're using to get in and out. We're going to  
17 cover it up, isolate it with wire mesh, concrete it,  
18 and just keep battling. We already did two  
19 buildings.

20 EXECUTIVE DIRECTOR RECKO: So they dug  
21 this dirt out of the pipes.

22 MR. FERMAINT: Right out of the pipes,  
23 I have photos, if you like I can send them to you  
24 guys so you guys can see what we're dealing with our  
25 buildings. They're actually running in and out

1 through the pipes.

2 CHAIRWOMAN REYES: But they're doing  
3 that on the exterior of the buildings. I mean, I  
4 can tell you right in front of my building there's  
5 two huge holes and Odessa can tell you because we  
6 have a huge groundhog that hangs out there, and it's  
7 literally going --

8 MR. FERMAINT: See, now, that's our  
9 downfall. Our downfall is we cannot pour any type  
10 of harm to either the skunks, the groundhogs, so we  
11 can't cross-contaminate. We can't kill any other  
12 species other than rats.

13 CHAIRWOMAN REYES: But we can cover  
14 those holes -- they're huge --

15 (Simultaneous crosstalk.)

16 MR. FERMAINT: We can cover them. What  
17 a groundhog is going to go is get right back out.  
18 You've seen it personally with me on the machines,  
19 covering it up, filling it up with gravel, covering  
20 it up with concrete. They'll just come out, they'll  
21 keep digging it, it's an uphill battle with them.

22 CHAIRWOMAN REYES: We don't put  
23 concrete, I want to say we put dirt. I don't think  
24 that area where I've lived I've seen concrete poured  
25 on them, I have seen a lot of dirt and other things,

1 gravel maybe, put on there, but there hasn't been  
2 any -- any concrete. I think if we did put  
3 concrete, then we wouldn't --

4 MR. FERMAINT: If you look at the  
5 platform -- if you look at the platform once you go  
6 home, you'll see that it's going to be a layer of  
7 concrete coming out, they just excavate right  
8 underneath it. But there has been put concrete.

9 CHAIRWOMAN REYES: I'm going to send  
10 you the pictures tomorrow because I'm sorry, Sammy,  
11 I love you, but I'm not agreeing with you on this  
12 one.

13 MR. FERMAINT: This has nothing the to  
14 do with --

15 (Simultaneous crosstalk.)

16 CHAIRWOMAN REYES: Everyday.

17 VOICE: And you don't see the skunks.

18 (Simultaneous crosstalk.)

19 MR. FERMAINT: You know what, I think I  
20 have the photo, I'll send them to you, but I  
21 definitely have it.

22 CHAIRWOMAN REYES: Yes, so that's just  
23 my concern because there's so many holes, like,  
24 everywhere, everywhere, against the buildings, and  
25 it just makes the --



1 EXECUTIVE DIRECTOR RECKO: How are we  
2 doing on going around with those holes, Sammy?  
3 Where did you go?

4 MR. FERMAINT: I'm sorry?

5 EXECUTIVE DIRECTOR RECKO: You were  
6 there a minute ago.

7 MR. FERMAINT: Yeah, I was just  
8 grabbing my phone because I know I have some photos  
9 of that area.

10 EXECUTIVE DIRECTOR RECKO: Okay.  
11 Because I know --

12 MR. FERMAINT: What was that question  
13 again? I'm sorry.

14 (Simultaneous crosstalk.)

15 EXECUTIVE DIRECTOR RECKO: That  
16 change -- we had that system of going around and  
17 filling the holes.

18 MR. FERMAINT: We're still doing it,  
19 we're still doing it.

20 (Simultaneous crosstalk.)

21 MR. FERMAINT: Right now we're going to  
22 try to do the dry ice, so we're going to try to  
23 start off with the main office and see how it works  
24 from there, and then we'll expand out through the  
25 whole -- because I'm pretty sure in New York City,

1 New York City is using the dry ice to actually kill  
2 them out and cover it up, and it's the least lethal  
3 way to go with another animals other than the rats,  
4 asphyxiating them. So, I mean, that's a process  
5 that I'm going to try and see how that works.

6 EXECUTIVE DIRECTOR RECKO: And maybe  
7 another strategy, meeting with the exterminator  
8 guys.

9 MR. FERMAINT: Meeting with the  
10 exterminators as well. We tried --

11 EXECUTIVE DIRECTOR RECKO: Hotels  
12 everywhere --

13 CHAIRWOMAN REYES: Even Harrison  
14 Street, like, Harrison Street, the regular main  
15 street, I'm not even speaking where I live because  
16 live towards the back, but Harrison Street site, a  
17 little bit before where the hangouts happen, if you  
18 ever look on the side, the holes in that building,  
19 in those buildings, sometimes you're walking and  
20 they're jumping out of the garbage can to run into  
21 the holes. And -- or vice-versa, they're running  
22 from the holes to get into the garbage can, so.

23 MR. FERMAINT: If we go up on 3rd and  
24 Jackson, where they have that water park, and  
25 there's a legal -- legal office right on the corner,

1 3rd and Madison, there's a tree stump, the floor is  
2 thick and probably, I would say, 6 inches, huge  
3 holes, rats are running in there, running in their  
4 parks as well. It's just all over Hoboken.

5 CHAIRWOMAN REYES: No, I agree.

6 MR. FERMAINT: All over Hoboken.

7 CHAIRWOMAN REYES: I agree.

8 MR. FERMAINT: It's a battle that we're  
9 both fighting.

10 CHAIRWOMAN REYES: But when you have to  
11 walk through it everyday, it's not, you know, it's  
12 not a sight that we appreciate, and we shouldn't  
13 have to. And I get it, I get it, what you're  
14 saying, but I think we just need to do a little  
15 better. I'm sorry, that's my opinion. Dessy hears  
16 me every day yelling outside before I go in my  
17 building and waving my keys.

18 VOICE: And they're biting the wires  
19 off of the cars.

20 CHAIRWOMAN REYES: Thank you, Sammy, I  
21 appreciate it.

22 MR. FERMAINT: You're welcome.

23 (Simultaneous crosstalk.)

24 CHAIRWOMAN REYES: Director, is there  
25 anything else?

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EXECUTIVE DIRECTOR RECKO: I'm  
finished.

CHAIRWOMAN REYES: Thank you, Director.

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1 RESOLUTION NO. 2023-09.01

2 CHAIRWOMAN REYES: So moving on to  
3 resolution 2023-09.01. Resolution of the Hoboken --  
4 of the Housing Authority of the City of Hoboken to  
5 approve the minutes for the August 10, 2023, regular  
6 Board meeting. Before we move on, I just would like  
7 to put it on the record that Rev. Forbes has been on  
8 the meeting, but we never publicly stated it. Thank  
9 you.

10 COMMISSIONER SEITZMAN: Motion.

11 CHAIRWOMAN REYES: Second. Questions,  
12 concerns?

13 COMMISSIONER SANFORD: Yes, I have a  
14 question, or actually more of an addition to the  
15 minutes. So for resolution 2023.08.07, resolution  
16 to approve a new contract for Director Recko. You  
17 get all that? I would like the minutes to reflect  
18 that Commissioner Russo proposed a \$25,000 increase  
19 to the Director's salary. Can we put that in the  
20 minutes?

21 COMMISSIONER IMPASTATO: Why wasn't  
22 that -- why is that not --

23 COMMISSIONER SANFORD: I don't know.  
24 It should be.

25 EXECUTIVE DIRECTOR RECKO: Was that an

1 open session or closed session?

2 COMMISSIONER SEITZMAN: No, that's a  
3 closed session, so some things are not -- those  
4 things are not supposed to be until it becomes --

5 COMMISSIONER SANFORD: So I'm -- excuse  
6 me. So, Counsel, I mean, the contract is public  
7 information, so I thought it was okay to mention  
8 that there's 25,000.

9 ATTORNEY M. FITZPATRICK: That would be  
10 subject to adding to the minutes if there were a  
11 motion and a second to amend the minutes to reflect  
12 that.

13 COMMISSIONER SANFORD: Okay. And the  
14 closed portion --

15 ATTORNEY M. FITZPATRICK: And an  
16 affirmative -- four affirmative votes, yes.

17 COURT STENOGRAPHER: Four affirmative  
18 votes?

19 ATTORNEY M. FITZPATRICK: Four  
20 affirmative votes. Yes.

21 COMMISSIONER IMPASTATO: I don't  
22 understand, though.

23 COMMISSIONER SANFORD: The information  
24 that was just shared about the closed session, when  
25 does that transcript become available to the

1 Commissioners?

2 ATTORNEY M. FITZPATRICK: That is up to  
3 the Authority. I mean, when it no longer is one of  
4 the justifications, essentially, for having the  
5 discussion in closed session, it would become  
6 public. It still is a discussion of employment, so  
7 there's still are rights issues, so it's not that  
8 immediately it becomes public information; however,  
9 you are correct that the resolution that was adopted  
10 as a result of that discussion was done in open  
11 session, so that -- to that extent that would be  
12 part of the public record.

13 COMMISSIONER SANFORD: Okay.

14 ATTORNEY M. FITZPATRICK: The  
15 discussions regarding any particular employee's  
16 employment would still remain --

17 COMMISSIONER SANFORD: Closed.

18 ATTORNEY M. FITZPATRICK: -- closed,  
19 correct.

20 COMMISSIONER SANFORD: So it would be  
21 appropriate to reflect that Commissioner Russo made  
22 that proposal?

23 ATTORNEY M. FITZPATRICK: It would be  
24 appropriate to request it, sure. I'll leave it up  
25 to all of you what level of detail is appropriate to

1 go in to the minutes on a monthly basis.

2 COMMISSIONER SANFORD: Understood. So,  
3 I'd like to make a motion --

4 COMMISSIONER IMPASTATO: Well, hold on,  
5 hold on, real quick. So what is -- what's discussed  
6 in closed session is supposed to be --

7 CHAIRWOMAN REYES: In closed session.

8 COMMISSIONER IMPASTATO: -- kept in  
9 closed session, so isn't it, by him just repeating  
10 what was in closed session, breaking that?

11 ATTORNEY M. FITZPATRICK: It is kept in  
12 closed session until such time that it no longer is  
13 necessary to keep it confidential, essentially.

14 COMMISSIONER IMPASTATO: But he just  
15 broke the confidentiality.

16 CHAIRWOMAN REYES: Exactly.

17 ATTORNEY M. FITZPATRICK: There is a --  
18 I mean, there is a discussion to be had about  
19 whether it's now public information because the  
20 contract was adopted in public.

21 COMMISSIONER SEITZMAN: I'm sorry.

22 ATTORNEY M. FITZPATRICK: In open  
23 session.

24 COMMISSIONER SEITZMAN: Madam Chair.

25 CHAIRWOMAN REYES: Sure.



1                   COMMISSIONER SEITZMAN: Because we  
2 can't talk about closed session matters, I'm not  
3 sure if the comment was exactly a hundred percent  
4 correct on that, that might have been a few of us  
5 trying to come up with, so.

6                   CHAIRWOMAN REYES: Uh-huh.

7                   COMMISSIONER SEITZMAN: So if you want  
8 to add my name to that list, I mean, I have no  
9 problem with that. But it's just that's a -- it was  
10 a way, it was a bargaining --

11                  CHAIRWOMAN REYES: Tool.

12                  COMMISSIONER SEITZMAN: Tool.

13                  COMMISSIONER SANFORD: Now you guys are  
14 talking about what was discussed in the closed  
15 session.

16                  COMMISSIONER SEITZMAN: But we're not  
17 trying --

18                  COMMISSIONER SANFORD: The fact of the  
19 matter is that we went out of closed session into  
20 public session and then voted for a -- for the  
21 increase.

22                  CHAIRWOMAN REYES: Correct. So the  
23 increase, the total amount is not -- before anybody  
24 says anything else -- it's not, it's public, right,  
25 the entire amount, because that's what we voted on,

1 right, in public. Well, in public, I'm sorry if the  
2 public, it was 12:00 o'clock at midnight, you guys  
3 were probably home by that time, but it was in  
4 public session. Am I correct?

5 ATTORNEY M. FITZPATRICK: The agreement  
6 itself is a public document.

7 CHAIRWOMAN REYES: It is, but what was  
8 discussed in that is not.

9 ATTORNEY M. FITZPATRICK: To the extent  
10 that it pertains to a discussion --

11 CHAIRWOMAN REYES: In employment.

12 ATTORNEY M. FITZPATRICK: -- of  
13 performance with respect to employment, yes.

14 CHAIRWOMAN REYES: Yes, okay.

15 ATTORNEY M. FITZPATRICK: It should  
16 remain part of the closed session.

17 CHAIRWOMAN REYES: So, again, the  
18 question then becomes did what Commissioner Sanford  
19 say, which was spoken in closed session, is that a  
20 breach of confidentiality and something that should  
21 not have been said in public?

22 ATTORNEY M. FITZPATRICK: It's not  
23 necessarily confidentiality.

24 CHAIRWOMAN REYES: Okay.

25 ATTORNEY M. FITZPATRICK: I don't know

1 if it's that particular aspect of the contract  
2 relates to performance, so there is an argument that  
3 it is not -- it is no longer necessary for it to be  
4 part of the closed session; however, normally, that  
5 decision would be made by the Authority itself  
6 rather than an individual Commissioner. And I will  
7 point out that this Board is free to do whatever it  
8 would like with respect to -- just let me finish,  
9 please, Madam Chair -- with respect to the minutes,  
10 but that level of detail historically this Board has  
11 not included in its minutes. Just to point that  
12 out.

13 COMMISSIONER IMPASTATO: What is --  
14 whatever is discussed in closed session is supposed  
15 to stay private and confidential to all matters,  
16 correct?

17 ATTORNEY M. FITZPATRICK: That's  
18 correct.

19 COMMISSIONER IMPASTATO: No matter what  
20 it relates to, whether it's salary, whether it's  
21 negotiations.

22 ATTORNEY M. FITZPATRICK: That's  
23 correct until such time that the Authority itself,  
24 which would be the Board, determines that it is no  
25 longer necessary that it remain confidential.

1 COMMISSIONER IMPASTATO: Correct. So  
2 then --

3 CHAIRWOMAN REYES: So what happens when  
4 a Commissioner says --

5 COMMISSIONER IMPASTATO: You just said  
6 who said what and a dollar amount.

7 CHAIRWOMAN REYES: Yes.

8 COMMISSIONER IMPASTATO: -- that was in  
9 closed session.

10 (Simultaneous crosstalk.)

11 ATTORNEY M. FITZPATRICK: I understand.

12 COMMISSIONER IMPASTATO: So what are we  
13 talking about?

14 COMMISSIONER SANFORD: I only asked the  
15 question.

16 CHAIRWOMAN REYES: No, you stated in  
17 public --

18 COMMISSIONER IMPASTATO: You  
19 highlighted a Commissioner and what he said or what  
20 he did in closed session.

21 COMMISSIONER SANFORD: Yes, I  
22 highlighted what that Commissioner did.

23 CHAIRWOMAN REYES: And --

24 COMMISSIONER IMPASTATO: That's a  
25 violation of closed session remarks or whatever.

1                   ATTORNEY M. FITZPATRICK: You are  
2 correct, Commissioner, that the Authority --

3                   COMMISSIONER IMPASTATO: So what's our  
4 next -- what do we do now?

5                   COMMISSIONER SANFORD: Then we can  
6 discuss whether we want to do that or not, right?

7                   COMMISSIONER IMPASTATO: No, you  
8 already did it.

9                   CHAIRWOMAN REYES: You did it already.

10                   (Simultaneous crosstalk.)

11                   COMMISSIONER IMPASTATO: You already  
12 did it without discussing.

13                   COMMISSIONER SANFORD: Or we go into  
14 closed session to then have discussion, I don't  
15 know.

16                   CHAIRWOMAN REYES: I think you should  
17 have asked the lawyer prior to saying your comment  
18 in public. That's my opinion.

19                   COMMISSIONER SANFORD: Okay. Next time  
20 I will.

21                   CHAIRWOMAN REYES: And if you would  
22 like -- and you said you want to put a motion out.

23                   ATTORNEY M. FITZPATRICK: With respect  
24 to -- excuse me, Madam Chair -- with respect to the  
25 request made by the Commissioner, I don't know that

1           it rose to the level of a motion. If the Commission  
2           would like something added to the minutes, the  
3           Commissioner can make a motion. If there is a  
4           second, a vote can go held. If there are for  
5           affirmative votes, then that motion would pass.

6                       CHAIRWOMAN REYES: Okay.

7                       ATTORNEY M. FITZPATRICK: If there are  
8           not, if there is no second, if there's not four  
9           affirmative votes, the vote would fail.

10                      The question of whether that  
11           information had been made public by the Authority is  
12           a different question. We can get further into that  
13           if you'd like. There is no clear guidance or  
14           anything in the Authority bylaws on what happens  
15           when something from a closed session is disclosed  
16           without the Authority itself authorizing the  
17           disclosure.

18                      COMMISSIONER IMPASTATO: You understand  
19           that it was inappropriate to do that.

20                      COMMISSIONER SANFORD: I don't  
21           understand it, no.

22                      COMMISSIONER IMPASTATO: Well,  
23           that's --

24                      COMMISSIONER SANFORD: It seems like a  
25           gray area --

1                   COMMISSIONER IMPASTATO: It seems like  
2 something that --

3                   COMMISSIONER SANFORD: But out of an  
4 abundance of caution, we can drop it.

5                   ATTORNEY M. FITZPATRICK: Well, there  
6 is --

7                   CHAIRWOMAN REYES: You already said it  
8 on the record.

9                   COMMISSIONER IMPASTATO: Can you  
10 explain to him that that was inappropriate?

11                   COMMISSIONER SANFORD: It's not on the  
12 record, it's not in the minutes.

13                   CHAIRWOMAN REYES: It is in the record.

14                   ATTORNEY M. FITZPATRICK: I'm not going  
15 to necessarily, Commissioner, get into  
16 inappropriate -- there is a question over whether or  
17 not that information, that part of the discussion  
18 should remain part of the closed session going  
19 forward. However, that decision is the Authority's  
20 to make, not necessarily an individual Commissioner.

21                   COMMISSIONER SANFORD: Which I did not  
22 know then, but you have now explained to me now, and  
23 we can drop it.

24                   VOICE: You already said it.

25                   COMMISSIONER IMPASTATO: So there is

1 nothing to -- I just.

2 CHAIRWOMAN REYES: I'm at a loss.

3 COMMISSIONER IMPASTATO: I mean, it  
4 sets a bad -- a really bad precedent.

5 ATTORNEY M. FITZPATRICK: I understand.  
6 I think what you're getting to is, is there any  
7 recourse?

8 CHAIRWOMAN REYES: Uh-huh.

9 ATTORNEY M. FITZPATRICK: And --

10 COMMISSIONER IMPASTATO: I'm not  
11 looking -- I don't think there should be like -- I  
12 don't think there's a punishment or anything, but I  
13 think he needs to be told that you can't repeat  
14 things that are said in closed session.

15 COMMISSIONER SANFORD: I was just told  
16 that.

17 ATTORNEY M. FITZPATRICK: Correct.  
18 It's the Authority, and in this case the Board  
19 itself's determination on when to make something.

20 COMMISSIONER IMPASTATO: I mean, as  
21 for --

22 CHAIRWOMAN REYES: It has to be the  
23 Board in its entirety.

24 ATTORNEY M. FITZPATRICK: Correct.

25 COMMISSIONER SANFORD: So as a next



1 time, as a next time, what I should do, then, is  
2 what?

3 ATTORNEY M. FITZPATRICK: If there's a  
4 question about whether or not something that you  
5 would like to discuss is part of the public record,  
6 it may be more appropriate next time to ask that  
7 question first, and then a discussion can ensue on  
8 whether or not that has been made public.

9 COMMISSIONER SANFORD: And then the  
10 appropriate place to go to talk about it is in  
11 closed session, so I would then make a motion to go  
12 into closed session.

13 ATTORNEY M. FITZPATRICK: If you wanted  
14 to have a discussion, you could always make a  
15 motion. Again, you would need a second. You would  
16 need four affirmative votes to go into closed  
17 session.

18 COMMISSIONER SANFORD: Absolutely. So  
19 if we had four affirmative votes to go into closed  
20 session to then discuss this, to then discuss  
21 whether we wanted to then put it into the public  
22 realm, that would be the venue to do it?

23 ATTORNEY M. FITZPATRICK: Correct.

24 COMMISSIONER SANFORD: Okay. I would  
25 like to make a motion to go into closed session.

1                   CHAIRWOMAN REYES: Is there a second?  
2                   There's no second. Sorry.

3                   Can we move forward?

4                   EXECUTIVE DIRECTOR RECKO: Are we ready  
5                   to vote?

6                   COMMISSIONER IMPASTATO: This is on  
7                   the --

8                   CHAIRWOMAN REYES: I had one more thing  
9                   to say. You stated that our bylaws state that  
10                  there's nothing that basically could stop a  
11                  Commissioner from doing what they just -- what just  
12                  happened.

13                  Is that correct?

14                  ATTORNEY M. FITZPATRICK: I would say  
15                  not necessarily that there's nothing could stop it,  
16                  there is nothing in the bylaws that speaks directly  
17                  to the disclosure of something that was said in  
18                  closed session without the authorization to disclose  
19                  it by the Board itself.

20                  CHAIRWOMAN REYES: So then what would  
21                  be our options to change the bylaws to have  
22                  something like that on them?

23                  ATTORNEY M. FITZPATRICK: You could  
24                  consider a change to the bylaws in terms of how  
25                  something is disclosed.

1                   COMMISSIONER IMPASTATO: But isn't  
2 there a disclosure before we enter into a closed  
3 session that states nothing is to be repeated or in  
4 the public?

5                   ATTORNEY M. FITZPATRICK: Right. It's  
6 also part of the resolution that to the extent that  
7 it's appropriate to make something no longer  
8 confidential part of the closed session.

9                   COMMISSIONER IMPASTATO: Does it say in  
10 the resolution before entering closed session that  
11 no comments should be exposed in public?

12                   ATTORNEY M. FITZPATRICK: It's not that  
13 explicit, I would argue that it's understood based  
14 on the fact that there is a closed session, that  
15 you're excluding the public from a portion of the  
16 conversation, by its very nature they are -- it is  
17 confidential and that there is specific language  
18 about the fact that it will be kept confidential  
19 until such time that the Board itself or that the  
20 Authority itself determines it's appropriate.

21                   CHAIRWOMAN REYES: So I think it's  
22 appropriate, then, from here on, when we do have a  
23 closed session, that we come up with that language  
24 and that we remind of our Commissioners that that's  
25 what we expect. That's what I would like to happen,

1 first and foremost.

2 Second of all, as you guys know that  
3 I'm new to this, so I need some guidance, but, Matt,  
4 what would be our next option to actually adding or  
5 changing the bylaws to actually to put a bylaw in,  
6 actually, about what just happened.

7 ATTORNEY M. FITZPATRICK: I can look  
8 into it for you. I mean, if you wanted to amend the  
9 bylaws for this or any other reason, there's a  
10 notice period for -- in terms of a draft being sent  
11 out to each of the members of the Board, and then it  
12 would be subject to a vote.

13 CHAIRWOMAN REYES: Okay. So I would  
14 like to start something like that just so you guys  
15 are aware. I don't know if everybody is on board  
16 with me, but I definitely would like to have  
17 something like that.

18 ATTORNEY M. FITZPATRICK: At your  
19 direction, Madam Chair, I can look into that.

20 CHAIRWOMAN REYES: Absolutely. Can you  
21 please? Thank you.

22 ATTORNEY M. FITZPATRICK: Sure.

23 EXECUTIVE DIRECTOR RECKO: And are we  
24 still voting on the minutes?

25 CHAIRWOMAN REYES: Yes. Any further

1 questions? Concerns?  
2 EXECUTIVE DIRECTOR RECKO: Anthony  
3 Forbes?  
4 CHAIRWOMAN REYES: Commission Forbes?  
5 COMMISSIONER FORBES: Yes.  
6 CHAIRWOMAN REYES: Thank you.  
7 EXECUTIVE DIRECTOR RECKO: Andrew  
8 Impastato?  
9 COMMISSIONER IMPASTATO: Yes.  
10 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
11 COMMISSIONER LEWIT: Yes.  
12 EXECUTIVE DIRECTOR RECKO: Barbara  
13 Reyes?  
14 CHAIRWOMAN REYES: Yes.  
15 EXECUTIVE DIRECTOR RECKO: Michael  
16 Russo?  
17 James Sanford?  
18 COMMISSIONER SANFORD: No.  
19 EXECUTIVE DIRECTOR RECKO: Erica  
20 Seitzman?  
21 COMMISSIONER SEITZMAN: Yes.  
22 \*\*\*\*\*  
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1 RESOLUTION NO. 2023.09.02

2 CHAIRWOMAN REYES: Okay. Resolution  
3 number 2023-09.02. A resolution authorizing the  
4 payment of monthly list of bills for the Hoboken  
5 Housing Authority.

6 COMMISSIONER SEITZMAN: Motion.

7 CHAIRWOMAN REYES: Second. Questions?  
8 Concerns?

9 COMMISSIONER IMPASTATO: I have one  
10 question. Do we have the -- I asked for the running  
11 total -- is Emil on? Yes. The running total of the  
12 money spent at the conferences? Do we have that? I  
13 don't see an update on that.

14 EXECUTIVE DIRECTOR RECKO: I know we  
15 got you the legal bill one, but that wasn't on my  
16 radar for some reason. I'm sorry.

17 Emil, did you catch that? I'm sorry if  
18 I didn't. I can certainly do that.

19 MR. KOTHERITHARA: No, I apologize. I  
20 don't have that running total, but I could get that  
21 to you. So you just want the -- so I had provided  
22 it for the last conference, but I don't have the  
23 cumulative.

24 COMMISSIONER IMPASTATO: Yeah, all the  
25 money spent on all the conferences by staff,

1 Commissioners, whoever attends from the Housing  
2 Authority. Meals, travel, just want to get a  
3 running total of that.

4 MR. KOTHERITHARA: Okay. And that's  
5 year to date for 2023?

6 COMMISSIONER IMPASTATO: Yeah.

7 MR. KOTHERITHARA: Okay.

8 COMMISSIONER IMPASTATO: Correct.

9 MR. KOTHERITHARA: I could put that  
10 together, I apologize.

11 COMMISSIONER IMPASTATO: So the  
12 specific question for this one is: Are we -- do the  
13 conferences -- are the conferences different topics?

14 EXECUTIVE DIRECTOR RECKO: Sure. Yeah.

15 COMMISSIONER IMPASTATO: So, like,  
16 what's the last one you guys went to, AC, right?

17 EXECUTIVE DIRECTOR RECKO: The last one  
18 I think we went to was in Denver, right?

19 COMMISSIONER SEITZMAN: Colorado.

20 COMMISSIONER IMPASTATO: So there was  
21 AC, then Denver?

22 EXECUTIVE DIRECTOR RECKO: Yeah.

23 COMMISSIONER IMPASTATO: And then now  
24 this one.

25 COMMISSIONER SEITZMAN: Different

1 organizations.

2 COMMISSIONER IMPASTATO: So each one is  
3 a different --

4 EXECUTIVE DIRECTOR RECKO: They may  
5 have different speakers, different conferences,  
6 different things that are --

7 CHAIRWOMAN REYES: Topics.

8 EXECUTIVE DIRECTOR RECKO: -- that  
9 they're updating and so on, and --

10 COMMISSIONER IMPASTATO: Are we okay  
11 with the -- like, I thought there was -- a  
12 Commissioner can only attend one or two. Remember  
13 you put that in?

14 CHAIRWOMAN REYES: Correct. It was one  
15 or two, but if we don't have any Commissioners that  
16 want to go or can make it, because I know some have  
17 other responsibilities, it was two Commissioners  
18 that can go if there's no Commissioner, any other  
19 Commissioner, I don't have a problem with someone  
20 that has gone to go again.

21 COMMISSIONER IMPASTATO: Okay. So a  
22 Commissioner, essentially, could attend all of them?

23 CHAIRWOMAN REYES: They can. But if a  
24 Commissioner who has not gone on any wants to go,  
25 they will take precedence over that -- over that



1 Commissioner that has been to other.

2 COMMISSIONER IMPASTATO: Got you. I  
3 mean, I hear you, I understand that. I think it's a  
4 little overkill to send a Commissioners to more than  
5 one. Like, I think, I see where -- your point of  
6 how useful it is to talk to people, but once you go  
7 to one, I would assume, like, you're getting enough  
8 knowledge and experience, I mean, it's like --

9 CHAIRWOMAN REYES: I can't agree with  
10 that because every conference has different topics.  
11 So one may be specific to redevelopment, one may be  
12 specific to maybe our funding or -- so it depends on  
13 what that particular conference's topic is. So just  
14 because you go to one doesn't mean that you're going  
15 to gain the same education at the second one. You  
16 may gain something that you didn't gain on the first  
17 one.

18 COMMISSIONER IMPASTATO: I know, I  
19 just --

20 EXECUTIVE DIRECTOR RECKO: That doesn't  
21 mean you become an expert on things just going to  
22 one.

23 CHAIRWOMAN REYES: Exactly.

24 (Simultaneous crosstalk.)

25 COMMISSIONER SEITZMAN: It's only two,

1           it's only two per year, and I think everybody should  
2           go. I think you should go, you should definitely  
3           come.

4                         COMMISSIONER IMPASTATO: Yeah, my whole  
5           thing is, like, the prior -- prioritizing, like,  
6           funds, right, and, like, we see tonight, like, we  
7           have tons of issues and problems and we need  
8           resources, and I'm interested to see at the end,  
9           like, how much this is all going to be. And, like,  
10          could we have taken some of or all of that money and  
11          repainted all the walls in the building.

12                        EXECUTIVE DIRECTOR RECKO: Well, I  
13          would, again, like to suggest the reason we are in  
14          this problem is because the Board and staff has not  
15          been trained traditionally, and that good management  
16          says know your business, know your business.

17                        COMMISSIONER IMPASTATO: I get that.

18                        EXECUTIVE DIRECTOR RECKO: And this  
19          business changes more than most businesses.

20                        COMMISSIONER IMPASTATO: I get it.

21                        EXECUTIVE DIRECTOR RECKO: There's the  
22          new fair housing laws coming out, with the new  
23          NSPIRE coming out.

24                        COMMISSIONER IMPASTATO: You guys are  
25          going --

1 EXECUTIVE DIRECTOR RECKO: I mean, that  
2 stuff --

3 COMMISSIONER IMPASTATO: I know you're  
4 going.

5 (Simultaneous crosstalk.)

6 COMMISSIONER IMPASTATO: You know,  
7 you're going --

8 (Simultaneous crosstalk.)

9 EXECUTIVE DIRECTOR RECKO: You guys  
10 need to go too.

11 COMMISSIONER IMPASTATO: Yeah but, I  
12 don't know.

13 EXECUTIVE DIRECTOR RECKO: To be good  
14 policy makers.

15 COMMISSIONER IMPASTATO: Again, we're  
16 oversight. So, like, you're in the detail, you're  
17 in the weeds, right, you're hand -- you got to know  
18 your stuff, and you do. But, like, it's good for  
19 your -- the managers to go and the training, I  
20 totally agree with that. I start to get a little  
21 worried that, you know, we're spending money that we  
22 shouldn't be on Commissioners going, airfare,  
23 hotels, hotels, food, where, you know, I don't know  
24 if they're -- we're not in the weeds, right, we  
25 don't need to be spending the money, and maybe that

1 money could be allocated elsewhere. That's my  
2 opinion, it's on the record, and that's all.

3 CHAIRWOMAN REYES: Thank you, Andrew.

4 EXECUTIVE DIRECTOR RECKO: Very good.

5 CHAIRWOMAN REYES: Can we call the  
6 vote?

7 More questions?

8 COMMISSIONER SANFORD: I have some for  
9 Emil. If you want.

10 (Simultaneous crosstalk.)

11 COMMISSIONER IMPASTATO: No no no.

12 CHAIRWOMAN REYES: You want to finish  
13 and then we'll let him.

14 COMMISSIONER IMPASTATO: Sure. My one  
15 thing is the security, I just want to make sure  
16 that -- I think the security is on here. Those  
17 funds that we're paying is minus when they didn't  
18 show up, and that's guaranteed.

19 MR. FERMAINT: (Inaudible.)

20 COMMISSIONER IMPASTATO: And we confirm  
21 that. Okay. That's it. Thanks.

22 COMMISSIONER SANFORD: Okay. How is it  
23 going, Emil?

24 MR. KOTHERITHARA: Yes, it's minus the  
25 times that they were late --

1 COMMISSIONER SANFORD: I asked how  
2 you're doing.

3 EXECUTIVE DIRECTOR RECKO: It's already  
4 been answered.

5 CHAIRWOMAN REYES: That's been  
6 answered, Emil. Actually, Commissioner Sanford has  
7 a question for you.

8 COMMISSIONER SANFORD: How have you  
9 been, I haven't seen you since the last meeting, you  
10 weren't at the last meeting.

11 MR. KOTHERITHARA: Yeah, I apologize, I  
12 had a previously scheduled family vacation.

13 COMMISSIONER SANFORD: You don't have  
14 to apologize for that.

15 Question: Did you get my e-mail from  
16 earlier today?

17 MR. KOTHERITHARA: Yes, I did, and I  
18 did forward that on to Mr. Recko.

19 COMMISSIONER SANFORD: Okay. Why  
20 didn't you reply to me?

21 MR. KOTHERITHARA: I had been advised  
22 by Mr. Recko that --

23 CHAIRWOMAN REYES: Excuse me.

24 MR. KOTHERITHARA: -- he should be  
25 involved in all correspondence.

1 CHAIRWOMAN REYES: Thank you, Emil.

2 COMMISSIONER SANFORD: When was that  
3 advisement?

4 CHAIRWOMAN REYES: Emil, if you guys  
5 can give me a minute. This has nothing to do with  
6 the list of bills currently, so I would prefer that  
7 you not answer these questions. We have gone over  
8 this, and I want to move on. If it doesn't pertain  
9 to the list of bills, please hold it off till later  
10 on, open discussion. We are currently focusing on  
11 the monthly list of bills.

12 COMMISSIONER SANFORD: Yes, I'm about  
13 to ask a question.

14 CHAIRWOMAN REYES: But that's not  
15 question you just asked.

16 COMMISSIONER SANFORD: I'm having a  
17 conversation.

18 CHAIRWOMAN REYES: No, this is not --  
19 this is a public forum, it's not for you guys to  
20 have a conversation. If it doesn't pertain to --

21 COMMISSIONER SANFORD: I'm sorry.

22 CHAIRWOMAN REYES: -- if it doesn't  
23 pertain to the bills, I ask that you keep those  
24 questions for the later on.

25 COMMISSIONER SANFORD: Emil, I wanted

1 to ask -- I wanted to meet with you to talk about  
2 the capital funds, item number three on, I think,  
3 second page of the list of bills, William J.Guarini,  
4 \$33,300. Was that subject to a procurement process?

5 MR. KOTHERITHARA: May I respond to  
6 this?

7 EXECUTIVE DIRECTOR RECKO: Yes.

8 CHAIRWOMAN REYES: Yes. This has to do  
9 with the bills, yes.

10 EXECUTIVE DIRECTOR RECKO: Yeah.

11 MR. KOTHERITHARA: Yes, it was subject  
12 to an open bidding process. We went out to bid for  
13 four boiler replacements at Andrew Jackson Gardens.  
14 The total contract awarded was \$580,000, and this is  
15 the first progress made.

16 COMMISSIONER SANFORD: When was this  
17 awarded?

18 MR. KOTHERITHARA: This contract was  
19 awarded, I believe, in January or February. Work  
20 did not commence due to a long lead time on the  
21 boilers. I could tell you the exact Board  
22 resolution, just give me a minute.

23 Yes, it was resolution number  
24 2023-01.05 in January.

25 COMMISSIONER SANFORD: That's 2 0 2 3

1 point 0 1 0 5?

2 MR. KOTHERITHARA: That is correct?

3 COMMISSIONER SANFORD: Okay. Can you  
4 do me a favor and get me the procurement  
5 spreadsheets for that resolution?

6 MR. KOTHERITHARA: The procurement  
7 spreadsheets. Do you mean, like, the documents?

8 COMMISSIONER SANFORD: The evaluation  
9 sheets for that number vendor.

10 MR. KOTHERITHARA: So it was a sealed  
11 bid, so there were no evaluation.

12 COMMISSIONER SANFORD: It was a sealed  
13 bid.

14 MR. KOTHERITHARA: Yes.

15 COMMISSIONER SANFORD: And no  
16 evaluations?

17 MR. KOTHERITHARA: We don't do  
18 evaluations unless there is an RFP or an RFQ  
19 process.

20 COMMISSIONER SANFORD: Okay. So if I  
21 wanted to get more information on that, who handles  
22 the sealed bids?

23 MR. KOTHERITHARA: So we as the  
24 Authority handle the bids. The bid documents were  
25 produced by our architect engineering firm.



1 COMMISSIONER SANFORD: And who was  
2 that?

3 MR. KOTHERITHARA: On this bid it  
4 was -- so that was Clark Caton, C-A-T-O-N, Hintz,  
5 H-I-N-T-Z.

6 COMMISSIONER SANFORD: And was counsel  
7 privy to that award?

8 MR. KOTHERITHARA: Yes.

9 COMMISSIONER SANFORD: Okay.

10 MR. KOTHERITHARA: They were.

11 COMMISSIONER SANFORD: Then I will  
12 follow up with counsel.

13 MR. KOTHERITHARA: And we have the  
14 legal opinion from them on that.

15 COMMISSIONER SANFORD: So there is a  
16 legal opinion. Okay, good. All right. Thank you,  
17 Emil.

18 CHAIRWOMAN REYES: Thank you, Emil.

19 MR. KOTHERITHARA: No problem.

20 CHAIRWOMAN REYES: Any further  
21 questions, concerns? No?

22 Can we call the roll, please.

23 EXECUTIVE DIRECTOR RECKO: Anthony  
24 Forbes?

25 COMMISSIONER FORBES: Yes.

1 EXECUTIVE DIRECTOR RECKO: Andrew  
2 Impastato?  
3 COMMISSIONER IMPASTATO: Yes.  
4 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
5 COMMISSIONER LEWIT: Yes.  
6 EXECUTIVE DIRECTOR RECKO: Barbara  
7 Reyes?  
8 CHAIRWOMAN REYES: Yes.  
9 EXECUTIVE DIRECTOR RECKO: Michael  
10 Russo?  
11 James Sanford?  
12 COMMISSIONER SANFORD: No.  
13 EXECUTIVE DIRECTOR RECKO: Erica  
14 Seitzman.  
15 COMMISSIONER SEITZMAN: Yes.  
16 CHAIRWOMAN REYES: Thank you.  
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1 RESOLUTION NO. 2023-09.03

2 CHAIRWOMAN REYES: Resolution No.

3 2023-09.03. A resolution of the Housing Authority

4 of the City of Hoboken to extend the contract for

5 maintenance and servicing of boilers and associated

6 mechanical equipment.

7 COMMISSIONER SEITZMAN: Motion.

8 CHAIRWOMAN REYES: Second. Questions?

9 Concerns? Director?

10 EXECUTIVE DIRECTOR RECKO: Anthony

11 Forbes?

12 COMMISSIONER FORBES: Yes.

13 EXECUTIVE DIRECTOR RECKO: Andrew

14 Impastato?

15 COMMISSIONER IMPASTATO: Yes.

16 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

17 COMMISSIONER LEWIT: Yes.

18 EXECUTIVE DIRECTOR RECKO: Barbara

19 Reyes?

20 CHAIRWOMAN REYES: Yes.

21 EXECUTIVE DIRECTOR RECKO: Michael

22 Russo?

23 James Sanford?

24 COMMISSIONER SANFORD: No.

25 EXECUTIVE DIRECTOR RECKO: Erica

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Seitzman?

COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-09.04  
2 CHAIRWOMAN REYES: Resolution No.  
3 2023-09.04. A resolution of the Housing Authority  
4 of the city of Hoboken to extend the contract for  
5 the trash chute maintenance services.  
6 COMMISSIONER SEITZMAN: Motion.  
7 CHAIRWOMAN REYES: Second. Questions?  
8 Concerns?  
9 Call the vote, Director.  
10 EXECUTIVE DIRECTOR RECKO: Anthony  
11 Forbes?  
12 COMMISSIONER FORBES: Yes.  
13 EXECUTIVE DIRECTOR RECKO: Andrew  
14 Impastato?  
15 COMMISSIONER IMPASTATO: Yes.  
16 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
17 COMMISSIONER LEWIT: Yes.  
18 EXECUTIVE DIRECTOR RECKO: Barbara  
19 Reyes?  
20 CHAIRWOMAN REYES: Yes.  
21 EXECUTIVE DIRECTOR RECKO: Michael  
22 Russo?  
23 James Sanford?  
24 COMMISSIONER SANFORD: No.  
25 EXECUTIVE DIRECTOR RECKO: Erica

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Seitzman?

COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-09.05  
2 CHAIRWOMAN REYES: Resolution No.  
3 2023-09.05. A Resolution of the Housing Authority  
4 of the City of Hoboken to award a contract for  
5 sprinkler head replacement.  
6 COMMISSIONER SEITZMAN: Motion.  
7 CHAIRWOMAN REYES: Second. Sorry.  
8 Questions? Concerns?  
9 I'm sorry, it's been a long night.  
10 Director, call the vote.  
11 EXECUTIVE DIRECTOR RECKO: Anthony  
12 Forbes?  
13 COMMISSIONER FORBES: Yes.  
14 EXECUTIVE DIRECTOR RECKO: Andrew  
15 Impastato?  
16 COMMISSIONER IMPASTATO: Yes.  
17 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
18 COMMISSIONER LEWIT: Yes.  
19 EXECUTIVE DIRECTOR RECKO: Barbara  
20 Reyes?  
21 CHAIRWOMAN REYES: Yes.  
22 EXECUTIVE DIRECTOR RECKO: Michael  
23 Russo?  
24 James Sanford?  
25 COMMISSIONER SANFORD: No.

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EXECUTIVE DIRECTOR RECKO: Erica  
Seitzman?

COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-09.06

2 CHAIRWOMAN REYES: Resolution No.  
3 2023-09.06. A Resolution by the Commissioners of  
4 the Housing Authority of the City of Hoboken  
5 approving an amended budget for the fiscal year  
6 ending September 30, 2024.

7 Questions?

8 COMMISSIONER SEITZMAN: Motion.

9 CHAIRWOMAN REYES: I'm sorry. Second.  
10 Questions? Concerns?

11 I think, is this why Mr. Katchen is on?

12 EXECUTIVE DIRECTOR RECKO: And Bill,  
13 you want to say a thing or two, Bill or Emil, since  
14 you guys have been waiting so patiently?

15 MR. KATCHEN: Sure. So what this is,  
16 is to amend the budget to include the change in the  
17 salaries that have that are being charged to Fox  
18 Hill. The \$38,500. So per the State's  
19 requirements, the appropriations as originally  
20 stated was 1,947,238. Now the number is 1,985,738.  
21 Total appropriations have increased by that amount  
22 also.

23 This is consistent with the original  
24 introduced budget that the Board approved that the  
25 State of New Jersey has now signed off on for you to

1 adopt.

2 EXECUTIVE DIRECTOR RECKO: So we've got  
3 all the approvals from the state we need, and this  
4 will be the final approval for our budget for 2024,  
5 Bill?

6 MR. KATCHEN: So this is an amendment  
7 resolution which the state does not act on --

8 EXECUTIVE DIRECTOR RECKO: Right.

9 MR. KATCHEN: -- to an introduced  
10 budget that had been submitted to the state. We  
11 responded, Emil and I, to their inquiries, and they  
12 now have signed off for you to adopt, which would be  
13 the next resolution.

14 CHAIRWOMAN REYES: Thank you. Do we  
15 have any questions? Concerns by the Commissioners?  
16 No?

17 Director, call the vote.

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: Aaron Lewit?

25 COMMISSIONER LEWIT: Yes.

1 EXECUTIVE DIRECTOR RECKO: Barbara  
2 Reyes?  
3 CHAIRWOMAN REYES: Yes.  
4 EXECUTIVE DIRECTOR RECKO: Michael  
5 Russo?  
6 James Sanford?  
7 COMMISSIONER SANFORD: No.  
8 EXECUTIVE DIRECTOR RECKO: Erica  
9 Seitzman.  
10 COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-09.07

2 CHAIRWOMAN REYES: Resolution No.

3 2023-09.07. A Resolution adopting the annual and  
4 capital budget program for the fiscal year beginning  
5 October 1, 2023, and ending September 30, 2024.

6 COMMISSIONER SEITZMAN: Motion.

7 CHAIRWOMAN REYES: Second. Questions?

8 Concerns?

9 Director, call the roll.

10 MR. KATCHEN: So this resolution is the  
11 actual adoption resolution after we've received  
12 approval from the State of New Jersey, which  
13 incorporates the amounts that were just considered  
14 on the amendment resolution.

15 EXECUTIVE DIRECTOR RECKO: And this  
16 sets us up as a final for the rest of the year.

17 CHAIRWOMAN REYES: Thank you.

18 Director, 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: Aaron Lewit?

1 COMMISSIONER LEWIT: Yes.  
2 EXECUTIVE DIRECTOR RECKO: Barbara  
3 Reyes?  
4 CHAIRWOMAN REYES: Yes.  
5 EXECUTIVE DIRECTOR RECKO: Michael  
6 Russo?  
7 James Sanford?  
8 COMMISSIONER SANFORD: No.  
9 EXECUTIVE DIRECTOR RECKO: Erica  
10 Seitzman?  
11 COMMISSIONER SEITZMAN: Yes.  
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1 RESOLUTION NO. 2023-09.08

2 CHAIRWOMAN REYES: Resolution No.

3 2023-09.08. A Resolution of the Housing Authority  
4 of the City of Hoboken to amend the Fox Hill Gardens  
5 management agreement with Housing For Hoboken, Inc.

6 COMMISSIONER SEITZMAN: Motion.

7 CHAIRWOMAN REYES: Second. Questions?  
8 Concerns?

9 COMMISSIONER SANFORD: Who can shed  
10 some light on this resolution?

11 EXECUTIVE DIRECTOR RECKO: You want to  
12 jump in again, Bill or Emil? Bill disappeared.

13 ATTORNEY M. FITZPATRICK: I can, if  
14 you'd like.

15 EXECUTIVE DIRECTOR RECKO: Do it.

16 ATTORNEY M. FITZPATRICK: This  
17 resolution is just to amend the management agreement  
18 with Fox Hill Gardens for Fox Hill -- I'm sorry,  
19 with Housing For Hoboken for Fox Hill to reflect the  
20 contract for the Executive Director, which was  
21 adopted at the last meeting. Those are the only  
22 changes to the management agreement, just to make it  
23 consistent with what was already adopted by the  
24 Board last month.

25 COMMISSIONER SANFORD: So what, if any,

1 practical effects does that have by adopting that is  
2 resolution?

3 ATTORNEY M. FITZPATRICK: Beyond  
4 reflecting the contract with the Executive Director,  
5 which was previously approved, it has no practical  
6 effect.

7 COURT STENOGRAPHER: It has no?

8 ATTORNEY M. FITZPATRICK: No practical  
9 effect.

10 COMMISSIONER SANFORD: And why is it  
11 just Fox Hill's or would we have to do this for all  
12 of our properties?

13 ATTORNEY M. FITZPATRICK: Fox Hill is  
14 the only property that's been converted to RAD,  
15 which is under the management agreement with Housing  
16 For Hoboken, so at this time this process only  
17 applies to Fox Hill.

18 COMMISSIONER SANFORD: Got it. So if  
19 we -- if or when we converted other properties to  
20 RAD, we would have to pass a similar resolution?

21 ATTORNEY M. FITZPATRICK: Well, there  
22 would be a management agreement with some editing at  
23 that point for all of the properties, each of the  
24 properties that will be determined further down the  
25 road. There was a Fox Hill Gardens management

1 agreement, which was agreed to at the time of  
2 closing on Fox Hill, so that's standard process with  
3 a RAD conversion.

4 COMMISSIONER SANFORD: Thank you.

5 ATTORNEY M. FITZPATRICK: You're  
6 welcome.

7 CHAIRWOMAN REYES: Thank you. Can we  
8 call the vote?

9 EXECUTIVE DIRECTOR RECKO: Anthony  
10 Forbes?

11 COMMISSIONER FORBES: Yes.

12 EXECUTIVE DIRECTOR RECKO: Andrew  
13 Impastato?

14 COMMISSIONER IMPASTATO: No.

15 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

16 COMMISSIONER LEWIT: Yes.

17 EXECUTIVE DIRECTOR RECKO: Barbara  
18 Reyes?

19 CHAIRWOMAN REYES: Yes.

20 EXECUTIVE DIRECTOR RECKO: Michael

21 Russo?

22 James Sanford?

23 COMMISSIONER SANFORD: No.

24 EXECUTIVE DIRECTOR RECKO: Erica

25 Seitzman?



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COMMISSIONER SEITZMAN: Yes.

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1 RESOLUTION NO. 2023-09.09

2 CHAIRWOMAN REYES: Resolution No.  
3 23-09.09.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to adopt a new authority  
6 procurement policy.

7 COMMISSIONER SEITZMAN: Motion.

8 CHAIRWOMAN REYES: Second. Questions?  
9 Concerns?

10 COMMISSIONER SANFORD: Yes, I have  
11 questions for counsel.

12 ATTORNEY M. FITZPATRICK: Uh-huh.

13 COMMISSIONER SANFORD: On page 4,  
14 section 9, ethics, Ethics and Public Contracting and  
15 Public Trust.

16 Are you with me, counsel?

17 ATTORNEY M. FITZPATRICK: Yes.

18 COMMISSIONER SANFORD: Okay. To whom  
19 does this section apply?

20 ATTORNEY M. FITZPATRICK: Board  
21 Members, officers, and employees of the Housing  
22 Authority -- well, and agents as well.

23 COMMISSIONER SANFORD: And agents.

24 ATTORNEY M. FITZPATRICK: Correct.

25 COMMISSIONER SANFORD: Would the

1 members of the Special Procurement Redevelopment  
2 Committee constitute agents or employees of the  
3 Housing Authority?

4 ATTORNEY M. FITZPATRICK: No.

5 COMMISSIONER SANFORD: So, my  
6 understanding is that there are members of that  
7 committee who are then not covered by this policy?

8 COMMISSIONER IMPASTATO: Good question.

9 COMMISSIONER SANFORD: Is that correct?

10 ATTORNEY M. FITZPATRICK: That could be  
11 correct, yes.

12 COMMISSIONER SANFORD: So, how do we  
13 resolve or address that problem?

14 ATTORNEY M. FITZPATRICK: I'm not sure  
15 the problem you're referring to.

16 COMMISSIONER SANFORD: There are  
17 members of a Special Procurement Committee, correct?

18 ATTORNEY M. FITZPATRICK: Correct.

19 COMMISSIONER SANFORD: How many  
20 members?

21 ATTORNEY M. FITZPATRICK: Director can  
22 you --

23 EXECUTIVE DIRECTOR RECKO: Yeah, how  
24 many members were there? Can I be reminded? I'm  
25 sorry, I didn't come with that.

1 MR. KOTHERITHARA: Seven.

2 EXECUTIVE DIRECTOR RECKO: Sorry,  
3 seven.

4 COMMISSIONER SANFORD: Of those seven  
5 members, how many are employees of the Housing  
6 Authority?

7 EXECUTIVE DIRECTOR RECKO: I think we  
8 had four or five.

9 MS. RICHMOND: Four.

10 EXECUTIVE DIRECTOR RECKO: Four, four.

11 COMMISSIONER SANFORD: And of the  
12 members of that committee, how many are members of  
13 the Board?

14 EXECUTIVE DIRECTOR RECKO: One.

15 COMMISSIONER SANFORD: All right. So  
16 that gets five. That's six out of seven.

17 Is that correct?

18 MR. KOTHERITHARA: There were three  
19 employees.

20 COMMISSIONER SANFORD: Three employees,  
21 okay. So it's three plus one. That's four members.  
22 That's a majority of that committee that's covered  
23 by this policy? Who are the other three members?  
24 Are they employees? Are they agents? Are they  
25 members of the board?

1 CHAIRWOMAN REYES: City?

2 EXECUTIVE DIRECTOR RECKO: They are  
3 members of the community. One is a city  
4 representative.

5 COMMISSIONER SANFORD: Okay.

6 EXECUTIVE DIRECTOR RECKO: And then  
7 there's two at large from the community.

8 COMMISSIONER SANFORD: So, counsel,  
9 would the City representative be covered by this  
10 policy?

11 ATTORNEY M. FITZPATRICK: Yes, public  
12 officials.

13 COMMISSIONER SANFORD: Public  
14 officials.

15 ATTORNEY M. FITZPATRICK: In the city  
16 of Hoboken who exercise any functions or  
17 responsibilities with respect to the project would  
18 be covered.

19 COMMISSIONER SANFORD: Got it.

20 So the two members of the community  
21 that were appointed by the Director are they covered  
22 by this policy?

23 ATTORNEY M. FITZPATRICK: I'm sorry,  
24 Commissioner.

25 COMMISSIONER SEITZMAN: I think one is.

1 I think one was a housing resident, would they be  
2 covered? Would they be covered because they're a  
3 housing resident and part of the RAD Board?

4 EXECUTIVE DIRECTOR RECKO: I don't  
5 know. I don't know. I can't answer that.

6 COMMISSIONER SEITZMAN: Oh, it's only  
7 related to City --

8 CHAIRWOMAN REYES: It's only the one  
9 person.

10 COMMISSIONER SEITZMAN: It's only one  
11 from the City, but they probably have their own --

12 CHAIRWOMAN REYES: No, no, not the  
13 City, the community.

14 ATTORNEY M. FITZPATRICK: So, to the  
15 extent, I think I may be able to -- I maybe jumping  
16 ahead a step here on you, Commissioner, but to the  
17 extent that any of these individuals are directly or  
18 indirectly involved in the selection -- in the --  
19 sorry, in the selection or in the award or  
20 administration of any contract, this policy would  
21 apply to them.

22 So, if that were to be the case, then  
23 yes. I think the potential award of contract you're  
24 referring to would still be done by this Housing  
25 Authority Board. Correct me if I'm wrong.

1 EXECUTIVE DIRECTOR RECKO: No, that's  
2 correct. Any award of contract is done by the  
3 Board.

4 ATTORNEY M. FITZPATRICK: So that  
5 committee is not making an award. However, to the  
6 extent that you would argue that they directly or  
7 indirectly impacted the selection, this policy would  
8 then apply to them.

9 COMMISSIONER SANFORD: My understanding  
10 from previous meetings and previous information that  
11 I was able to obtain is that the Special Procurement  
12 Committee will be voting upon or will be evaluating  
13 RFQs, RFPs, related to a vendor that this Board will  
14 select that is approximately \$800 million in value.  
15 So, they're going to be very involved in shaping any  
16 of those particular eight person -- bidders that  
17 we've received bids from. So, I would like that  
18 clarified. How these two -- how these two people  
19 are covered under the policy.

20 ATTORNEY M. FITZPATRICK: So, correct  
21 me I'm wrong, Director, that procurement committee  
22 will be making a recommendation to this Board.

23 EXECUTIVE DIRECTOR RECKO: Correct.

24 ATTORNEY M. FITZPATRICK: And this  
25 Board will be taking the action.

1 EXECUTIVE DIRECTOR RECKO: Correct.

2 ATTORNEY M. FITZPATRICK: And to the  
3 extent that that recommendation is directly or  
4 indirectly involved in the selection, yes, this  
5 would apply to the members of that committee.

6 COMMISSIONER SANFORD: Okay. So, I  
7 have your certainty on that?

8 ATTORNEY M. FITZPATRICK: I apologize  
9 if I --

10 COMMISSIONER SANFORD: No apology  
11 needed.

12 ATTORNEY M. FITZPATRICK: -- misspoke  
13 to your first question.

14 COMMISSIONER IMPASTATO: Just to your  
15 point, James, Commissioner Sanford, why can't we  
16 just identify all the members of that committee as  
17 agents?

18 ATTORNEY M. FITZPATRICK: You could, if  
19 you chose to do that.

20 CHAIRWOMAN REYES: And that would be --

21 ATTORNEY M. FITZPATRICK: If you want  
22 to designate them as such.

23 COMMISSIONER IMPASTATO: Would we need  
24 to change this?

25 ATTORNEY M. FITZPATRICK: No, you would



1 not necessarily change it, because this procurement  
2 policy is going to apply to everything the Housing  
3 Authority does in terms of procurement.

4 If you wanted to do that separately,  
5 naming specific individuals or whatever, you could  
6 do that.

7 CHAIRWOMAN REYES: In a resolution.

8 ATTORNEY M. FITZPATRICK: By a separate  
9 action of the Board, if you wanted to.

10 COMMISSIONER IMPASTATO: Yeah, I think  
11 that would cover what you're saying.

12 COMMISSIONER SANFORD: All right. So,  
13 I would like to make a motion that the two community  
14 representatives are included as agents under this  
15 policy or if you would help to refine that into a  
16 better resolution.

17 ATTORNEY M. FITZPATRICK: You could  
18 make a motion to stipulate that as far as this Board  
19 is concerned, any member of the Special Procurement  
20 Committee, and I think that what you'd probably want  
21 to do is say any member of the committee, rather  
22 than specify two individuals, because as this  
23 process goes along those individuals could change  
24 more than once.

25 COMMISSIONER SANFORD: Okay.

1                   COMMISSIONER IMPASTATO: Tell me if I'm  
2 right or wrong, though, I think the cleanest way to  
3 do it is you vote on this and then during new  
4 business maybe suggest it, right?

5                   ATTORNEY M. FITZPATRICK: Correct,  
6 Commissioner, that would be -- my recommendation is  
7 that that's separate from this procurement policy  
8 because this is going to apply to everything across  
9 the board and I don't think that that specific  
10 change to this policy is necessary.

11                   COMMISSIONER SANFORD: Okay. So, can  
12 you just remind everybody that we have to have that  
13 moment of new business?

14                   ATTORNEY M. FITZPATRICK: Sure. There  
15 has not been a second, so it's not technically on  
16 the floor. At the time of new business --

17                   COMMISSIONER IMPASTATO: No, at new  
18 business you can make the motion.

19                   ATTORNEY M. FITZPATRICK: Right, you're  
20 free to make that motion again. Again, if there's a  
21 second --

22                   COMMISSIONER IMPASTATO: Yeah.

23                   ATTORNEY M. FITZPATRICK: -- for  
24 affirmative vote.

25                   COMMISSIONER SANFORD: Okay. Okay.

1                   So, the next area, the next page, page  
2                   5, conflicts of interest.

3                   Can you help me and the public to  
4                   understand what is the purpose of this provision,  
5                   counsel?

6                   ATTORNEY M. FITZPATRICK: Sure. Just  
7                   give me one second while I make a note,  
8                   Commissioner, I apologize.

9                   Can you point me to 9.1 conflicts of  
10                  interest?

11                  COMMISSIONER SANFORD: Yes, 9.1,  
12                  conflicts of interest, page 5.

13                  ATTORNEY M. FITZPATRICK: This is a  
14                  fairly standard conflict of interest provision  
15                  dealing with anybody who may have an interest or  
16                  tangible personal benefit in any contract of the  
17                  Authority.

18                  COMMISSIONER SANFORD: Okay. So, who  
19                  at the Authority is tasked with determining whether  
20                  any person that this policy applies to has a  
21                  potential conflict of interest?

22                  ATTORNEY M. FITZPATRICK: The Director  
23                  is the contracting officer in this situation.

24                  COMMISSIONER SANFORD: So Director  
25                  Recko would have this responsibility?

1 ATTORNEY M. FITZPATRICK: Correct.

2 COMMISSIONER SANFORD: Okay. Counsel,  
3 how can Director Recko perform this part of the  
4 policy, this part of his duty to determine if  
5 conflicts do or do not exist? How would one go  
6 about doing that?

7 ATTORNEY M. FITZPATRICK: I am not sure  
8 I understand your question.

9 COMMISSIONER SANFORD: So, there's a  
10 provision in here about conflicts of interest.

11 ATTORNEY M. FITZPATRICK: Uh-huh.

12 COMMISSIONER SANFORD: So, how would we  
13 know if a conflict of interest existed or didn't  
14 exist?

15 CHAIRWOMAN REYES: Shouldn't that be  
16 something --

17 ATTORNEY M. FITZPATRICK: I think that  
18 would be examined on a case-by-case basis. If there  
19 were evidence that a conflict existed, then  
20 contracting officer would --

21 EXECUTIVE DIRECTOR RECKO: Investigate  
22 it.

23 ATTORNEY M. FITZPATRICK: Investigate  
24 it, correct. That's the word I'm looking for.

25 COMMISSIONER SANFORD: So approximately

1 three or four meetings ago, sometime in May or June,  
2 it was a long summer, I had brought up to counsel,  
3 to your father, about whether we were doing enough  
4 due diligence when -- on the selection of the  
5 committee members for the Special Procurement  
6 Committee.

7 Are you familiar with that?

8 ATTORNEY M. FITZPATRICK: I recall  
9 that, yes.

10 COMMISSIONER SANFORD: Okay. Part of  
11 that discussion was my raising of federal campaign  
12 contributions and New Jersey state campaign  
13 contributions and whether or not this Housing  
14 Authority was reviewing that data.

15 Do you recall that part of the  
16 conversation?

17 ATTORNEY M. FITZPATRICK: I don't  
18 recall that specific part of the conversation.

19 COMMISSIONER SANFORD: So, just so  
20 we're all trying to remember something that happened  
21 a few months ago with both of us, you don't remember  
22 it exactly, that's okay, you got the record.

23 So, from the record I believe your  
24 father, counsel, responded that that was not  
25 something within the scope of the Authority to be

1 doing at that time, and that time that we had a  
2 policy that was not specifically incorporated as a  
3 measure of review for the policy. That's what I  
4 remember that conversation, how that conversation  
5 ended.

6 ATTORNEY M. FITZPATRICK: I don't  
7 recall that, Commissioner.

8 COMMISSIONER SANFORD: Okay.

9 ATTORNEY M. FITZPATRICK: I mean, I do  
10 know that the existing policy of the Authority does  
11 have conflict of interest provision in it.

12 COMMISSIONER SANFORD: Okay. You see  
13 my -- where we ended that conversation was counsel  
14 advising or reminding that at the time of creating  
15 Special Procurement Committee and the current policy  
16 of the procurement committee at that time, there was  
17 no provision for reviewing federal campaign  
18 contributions and New Jersey state contributions.  
19 So, the reason why I'm bringing it up now there is a  
20 resolution now to have a new procurement policy. It  
21 would seem like this would be an appropriate time to  
22 remedy that previous oversight, for lack of a better  
23 word.

24 ATTORNEY M. FITZPATRICK: Just like --

25 EXECUTIVE DIRECTOR RECKO: I'm totally

1 confused.

2 This conflict of interest, when one of  
3 the persons making the choice has a financial or  
4 another type of interest or tangible personal  
5 benefit in or from the firm competing for the award.  
6 So, if somebody puts in a bid and your brother owns  
7 the company, that's a problem.

8 COMMISSIONER SANFORD: I agree.

9 EXECUTIVE DIRECTOR RECKO: That's a  
10 problem, right?

11 COMMISSIONER SANFORD: I agree.

12 EXECUTIVE DIRECTOR RECKO: But making a  
13 financial contribution to the governor's race, where  
14 is that? I mean, I've never run into that in my  
15 career, that making a contribution to a politician  
16 was a reason that it was a conflict of interest in  
17 awarding a contract. That I've never run into. I  
18 think this addresses that I can't give a contract to  
19 my cousin, and I shouldn't be. That's clear and  
20 that's here.

21 COMMISSIONER SANFORD: Well,  
22 unfortunately, Director that is something that I  
23 have run into many times in New Jersey state  
24 politics where particular vendors receive  
25 preferential treatment in exchange for campaign

1 contributions. That's generally speaking.

2 ATTORNEY M. FITZPATRICK: And that's  
3 covered by --

4 EXECUTIVE DIRECTOR RECKO: I wouldn't  
5 put a contract --

6 (Simultaneous crosstalk.)

7 ATTORNEY M. FITZPATRICK: And that is  
8 covered by state ethics laws --

9 EXECUTIVE DIRECTOR RECKO: Yeah.

10 ATTORNEY M. FITZPATRICK: -- that would  
11 address if there is a -- actual evidence of a  
12 benefit as a result of that contribution.

13 COMMISSIONER SANFORD: Okay.

14 ATTORNEY M. FITZPATRICK: I mean, if  
15 there's any change you would like to make to this  
16 policy, any other Commissioner, I'm sure you can  
17 raise that, you can make a motion to amend it. You  
18 have a specific issue.

19 EXECUTIVE DIRECTOR RECKO: Okay.

20 COMMISSIONER SANFORD: Okay. So I  
21 would like to make a motion that the contracting  
22 officer, which would be the Director, that the  
23 contracting officer is responsible for reviewing the  
24 federal campaign contributions and New Jersey state  
25 contributions as it relates to members of the



1 Special Procurement Committee.

2 Anybody second that motion?

3 CHAIRWOMAN REYES: No second.

4 COMMISSIONER IMPASTATO: Well --

5 CHAIRWOMAN REYES: Are you seconding.

6 COMMISSIONER IMPASTATO: I'm thinking  
7 about it. I'm just trying keep -- could you give me  
8 like an example? Is it possible to give me like  
9 a -- walk me through a potential conflict?

10 COMMISSIONER SANFORD: Okay.

11 COMMISSIONER IMPASTATO: I don't know  
12 if that's possible.

13 COMMISSIONER SANFORD: Sure. A general  
14 example is that employee 1 gives cash to politician  
15 1 and employee 1 benefits from an official action of  
16 politician 1.

17 EXECUTIVE DIRECTOR RECKO: On the  
18 selection committee.

19 COMMISSIONER IMPASTATO: On the  
20 selection committee, right? Is that what you're  
21 saying?

22 COMMISSIONER SANFORD: No, I was giving  
23 a general example of how a political campaign  
24 contribution could become a corrupting influence.

25 COMMISSIONER IMPASTATO: So, a

1 contractor that we potentially could be voting on  
2 gives a -- gives a -- gives a donation.

3 CHAIRWOMAN REYES: To a political  
4 person.

5 COMMISSIONER IMPASTATO: To a person on  
6 that select committee, right?

7 COMMISSIONER SANFORD: Yes.

8 COMMISSIONER IMPASTATO: I agree with  
9 that. I second it.

10 COMMISSIONER SANFORD: Okay.

11 CHAIRWOMAN REYES: There's no conflict.  
12 There's not --

13 COMMISSIONER IMPASTATO: Well, I think  
14 especially if there was somebody on that committee.

15 CHAIRWOMAN REYES: But I'm confused now  
16 because it makes no sense. Just like the Director  
17 said, what does one have to do with the other if  
18 they're not related, as he stated earlier, his  
19 example was they're not related. We can't tell  
20 somebody who they can make a donation to.

21 EXECUTIVE DIRECTOR RECKO: We are not  
22 telling anybody --

23 CHAIRWOMAN REYES: So now what we're  
24 saying is, well, we found that you donated to such  
25 and such and as a recourse or because of that action

1 we can then give you that.

2 COMMISSIONER IMPASTATO: I have to -- I  
3 see his point because there is a political person on  
4 our Board.

5 CHAIRWOMAN REYES: Uh-huh.

6 COMMISSIONER IMPASTATO: So,  
7 essentially someone could make a donation to that  
8 person.

9 CHAIRWOMAN REYES: But he's making, the  
10 Director is the one making.

11 COMMISSIONER SANFORD: I didn't say the  
12 Director.

13 EXECUTIVE DIRECTOR RECKO: No, he  
14 didn't say that. His philosophy, I think, is that  
15 if ABC Developers gave one of you Board Members a  
16 thousand dollars --

17 COMMISSIONER IMPASTATO: Right.

18 EXECUTIVE DIRECTOR RECKO: And then you  
19 vote for ABC Developer.

20 COMMISSIONER IMPASTATO: Yeah, I  
21 totally agree with that, just --

22 COMMISSIONER SEITZMAN: But aren't you  
23 covered for that. That's a no-no. That's like  
24 Ethics 101.

25 ATTORNEY M. FITZPATRICK: Right, that's

1 covered by state ethics laws with respect to  
2 campaign contributions, if there is evidence that  
3 that donation influenced --

4 COMMISSIONER SEITZMAN: I mean,  
5 that's--

6 COMMISSIONER IMPASTATO: But then hold  
7 on.

8 ATTORNEY M. FITZPATRICK: -- resulted  
9 in --

10 COMMISSIONER IMPASTATO: Okay. So then  
11 we're going to get specific because when the  
12 donation was made from --

13 COMMISSIONER SANFORD: Whoa, whoa,  
14 whoa. I am not referring to any specific donation.

15 COMMISSIONER IMPASTATO: I know. I'm  
16 about to.

17 COMMISSIONER SANFORD: All right.

18 MR. KOTHERITHARA: We talked about it.  
19 We've talked about it in public and you and your  
20 father made a report on it.

21 ATTORNEY M. FITZPATRICK: Correct.

22 COMMISSIONER IMPASTATO: So --

23 CHAIRWOMAN REYES: That nothing wrong  
24 was done.

25 COMMISSIONER IMPASTATO: Yeah, that

1           there was nothing wrong.

2                       COMMISSIONER SANFORD: Well, wait a  
3 second, wait a second. I don't want you guys to  
4 accidentally do what I did. I mean, that was a  
5 confidential --

6                       COMMISSIONER IMPASTATO: No, no. That  
7 was public.

8                       COMMISSIONER SANFORD: That was not  
9 public.

10                      COMMISSIONER IMPASTATO: Yeah, we  
11 talked about it in public.

12                      COMMISSIONER SEITZMAN: It was public.

13                      CHAIRWOMAN REYES: We did. We had a  
14 discussion.

15                      COMMISSIONER IMPASTATO: Yeah, we  
16 talked about --

17                      COMMISSIONER SANFORD: The report was  
18 not public, correct, counsel?

19                      CHAIRWOMAN REYES: There was no  
20 wrongdoing.

21                      (Simultaneous crosstalk.)

22                      COMMISSIONER IMPASTATO: No, just the  
23 fact that we talked about --

24                      COMMISSIONER SANFORD: The question  
25 is --

1 COMMISSIONER IMPASTATO: -- the report  
2 was --

3 COMMISSIONER SANFORD: Was that report  
4 confidential or not because I remember very clearly  
5 receiving an e-mail from your father saying the  
6 report --

7 ATTORNEY M. FITZPATRICK: The report  
8 was confidential.

9 COMMISSIONER IMPASTATO: No, but you --  
10 we talked about that --

11 CHAIRWOMAN REYES: Here in the --

12 COMMISSIONER IMPASTATO: -- you did a  
13 report.

14 CHAIRWOMAN REYES: Yes.

15 ATTORNEY M. FITZPATRICK: I'm just  
16 saying the report itself is confidential.

17 COMMISSIONER IMPASTATO: Yeah, correct.  
18 You talked about at the meeting what your results  
19 were.

20 ATTORNEY M. FITZPATRICK: Right, right.

21 COMMISSIONER IMPASTATO: That was not--

22 CHAIRWOMAN REYES: Yeah, your father  
23 actually did a whole --

24 COMMISSIONER IMPASTATO: He did a whole  
25 thing.

1                   COMMISSIONER SEITZMAN: The outcome is  
2 not --

3                   ATTORNEY M. FITZPATRICK: Right, the  
4 facts are public and the facts are the facts.

5                   (Simultaneous crosstalk.)

6                   COMMISSIONER SANFORD: Okay.

7                   COMMISSIONER IMPASTATO: Well, I --

8                   COMMISSIONER SANFORD: That was not the  
9 conclusion. The report is not public.

10                  COMMISSIONER SEITZMAN: That's -- well,  
11 we can't talk about that, but --

12                  EXECUTIVE DIRECTOR RECKO: But I  
13 thought clearly the case that there was no --

14                  COMMISSIONER IMPASTATO: Yeah, there  
15 was nothing wrong.

16                  EXECUTIVE DIRECTOR RECKO: And I think  
17 I've taken objection to you clearly making this case  
18 that clearly refers to me with --

19                  COMMISSIONER SANFORD: Not at all.

20                  EXECUTIVE DIRECTOR RECKO: -- with  
21 your --

22                  COMMISSIONER SANFORD: Not at all.

23                  EXECUTIVE DIRECTOR RECKO: -- with your  
24 little sham, if somebody gave somebody. Nonsense.  
25 You know better.

1 CHAIRWOMAN REYES: Okay. Are we -- can  
2 we move forward?

3 Are you seconding the motion?

4 COMMISSIONER SANFORD: Are we seconding  
5 the motion?

6 COMMISSIONER IMPASTATO: I would second  
7 the motion.

8 CHAIRWOMAN REYES: Okay. Second the  
9 motion.

10 Questions? Concerns?

11 Can we call on a vote, please?

12 EXECUTIVE DIRECTOR RECKO: Anthony  
13 Forbes?

14 ATTORNEY M. FITZPATRICK: This is a  
15 vote on --

16 COMMISSIONER FORBES: Yes.

17 ATTORNEY M. FITZPATRICK: -- pardon me.  
18 This is a vote on the motion on the floor to  
19 amend --

20 COMMISSIONER SEITZMAN: Just say --

21 ATTORNEY M. FITZPATRICK: -- the draft  
22 procurement policy, just to be clear. This isn't on  
23 adoption of the policy itself.

24 COMMISSIONER SEITZMAN: Right. This is  
25 separate.



1                   COMMISSIONER IMPASTATO: You can't --  
2           by the way, you can't tell someone what to vote.  
3                   CHAIRWOMAN REYES: No, he's saying--  
4                   COMMISSIONER SANFORD: That is correct.  
5                   COMMISSIONER IMPASTATO: She just  
6           told--  
7                   COMMISSIONER SANFORD: Vice-Chair  
8           Seitzman just told --  
9                   (Simultaneous crosstalk.)  
10                  COMMISSIONER SEITZMAN: No.  
11                  COMMISSIONER SANFORD: -- to vote no.  
12                  COMMISSIONER IMPASTATO: She just told  
13           to vote no.  
14                  CHAIRWOMAN REYES: He said it --  
15                  COMMISSIONER SEITZMAN: He said it to  
16           me because --  
17                  COMMISSIONER IMPASTATO: Well, it's got  
18           to go on the record.  
19                  COMMISSIONER SEITZMAN: Yeah, he said  
20           it to me.  
21                  COMMISSIONER SANFORD: That's how it  
22           sounded. It sounded like --  
23                  COMMISSIONER SEITZMAN: No, he said it  
24           to me.  
25                  COMMISSIONER IMPASTATO: Well, that's

1           what I heard and you have to put that on the record,  
2           that --

3                        COMMISSIONER SEITZMAN:   You can put  
4           that on the record.

5                        COMMISSIONER IMPASTATO:  -- that  
6           Commissioner Seitzman --

7                        COMMISSIONER SANFORD:   Commissioner  
8           Impastato and I don't agree on much.  We agree on  
9           this.

10                      COMMISSIONER IMPASTATO:  Yeah, that's  
11           correct.

12                      COMMISSIONER SEITZMAN:   Aaron can do as  
13           he wishes.

14                      COMMISSIONER IMPASTATO:  Well, is  
15           that-- I mean, is that -- corporation counsel, that  
16           needs to go on the record that Commissioner Seitzman  
17           told --

18                      COMMISSIONER SEITZMAN:   He asked me --

19                      COMMISSIONER IMPASTATO:  --  
20           Commissioner Aaron Lewit vote no.

21                      COMMISSIONER SEITZMAN:   I did not.

22                      COMMISSIONER IMPASTATO:  Is that what  
23           you heard?

24                      COMMISSIONER SANFORD:   That's I heard  
25           it.

1                   ATTORNEY M. FITZPATRICK: I didn't  
2                   hear--

3                   CHAIRWOMAN REYES: I didn't hear that.  
4                   I didn't hear. What I heard was that Rev. Forbes  
5                   said yes. I think -- my thought was that Aaron  
6                   asked her what did he vote? That's what I thought.  
7                   But again, if you guys heard different, that's up to  
8                   you guys, and if you want that to reflect on the  
9                   record, please do so.

10                  COMMISSIONER SEITZMAN: Have at it.

11                  COMMISSIONER SANFORD: If we may, there  
12                  is on motion, it was seconded to have -- you want to  
13                  read -- if you want to rephrase the motion, counsel,  
14                  so we all know what we're voting on.

15                  ATTORNEY M. FITZPATRICK: So, the  
16                  motion before you is to amend the procurement  
17                  policy, the draft procurement policy to include a  
18                  requirement in 9.1, conflicts of interest, that the  
19                  contracting officer, help me out please,  
20                  Commissioner, review?

21                  COMMISSIONER SANFORD: Review federal  
22                  contributions and New Jersey state contributions.

23                  ATTORNEY M. FITZPATRICK: Campaign  
24                  contributions.

25                  COMMISSIONER SANFORD: Campaign

1 contributions.

2 ATTORNEY M. FITZPATRICK: To any  
3 officer, employee, Board Member, or agent.

4 COMMISSIONER SANFORD: Yes.

5 ATTORNEY M. FITZPATRICK: Participating  
6 directly or indirectly in the selection, award, or  
7 administration of any contract.

8 COMMISSIONER SANFORD: Yes.

9 ATTORNEY M. FITZPATRICK: So, the  
10 motion before you is to amend the draft policy to  
11 that effect.

12 COMMISSIONER SANFORD: Thank you,  
13 counsel.

14 CHAIRWOMAN REYES: So, I have a  
15 question then before. If we do this, right, does  
16 that mean that we if we find something that we  
17 just -- that that specific contract cannot be given  
18 or do we just ask the agent to recuse themselves and  
19 not vote?

20 ATTORNEY M. FITZPATRICK: Under what's  
21 proposed, it would just be that the contracting  
22 officer would review it.

23 COURT STENOGRAPHER: Would review?

24 ATTORNEY M. FITZPATRICK: Would  
25 review--

1 CHAIRWOMAN REYES: Review.

2 ATTORNEY M. FITZPATRICK: -- whether a  
3 contribution was made.

4 CHAIRWOMAN REYES: Okay.

5 COMMISSIONER IMPASTATO: Yeah, I don't  
6 see why that -- that's like just adding another  
7 protocol in place to make sure that everything is  
8 clean. I mean, we're not -- shouldn't be like a  
9 disagreement with that, but...

10 EXECUTIVE DIRECTOR RECKO: And then  
11 what action is taken is whole other question.

12 CHAIRWOMAN REYES: Exactly, we're --  
13 (Simultaneous crosstalk.)

14 EXECUTIVE DIRECTOR RECKO: Then you go  
15 to the attorney and say, look, this is what  
16 happened.

17 COMMISSIONER IMPASTATO: Yeah, then he  
18 could do a report just like we do last time.

19 CHAIRWOMAN REYES: Okay. Okay.

20 ATTORNEY M. FITZPATRICK: Right. As  
21 the motion was made before you, it would not dictate  
22 what the evaluation is or what the recourse would  
23 be. It would just be a requirement that the  
24 contracting officer review it for campaign  
25 contributions by those individuals.

1 CHAIRWOMAN REYES: Okay.

2 COMMISSIONER SANFORD: Director please  
3 call the vote, if I may.

4 CHAIRWOMAN REYES: I just said that.  
5 Thank you.

6 EXECUTIVE DIRECTOR RECKO: Are you  
7 ready, Chairwoman.

8 Anthony Forbes?

9 COMMISSIONER FORBES: Yes.

10 EXECUTIVE DIRECTOR RECKO: Andrew  
11 Impastato?

12 COMMISSIONER IMPASTATO: Yes.

13 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?

14 COMMISSIONER LEWIT: No.

15 EXECUTIVE DIRECTOR RECKO: Barbara  
16 Reyes?

17 CHAIRWOMAN REYES: Yes.

18 EXECUTIVE DIRECTOR RECKO: Michael  
19 Russo?

20 James Sanford?

21 COMMISSIONER SANFORD: Yes.

22 EXECUTIVE DIRECTOR RECKO: Erica  
23 Seitzman?

24 COMMISSIONER SEITZMAN: Yes.

25 COMMISSIONER IMPASTATO: So it passes.

1 CHAIRWOMAN REYES: Yes.

2 ATTORNEY M. FITZPATRICK: Correct.

3 EXECUTIVE DIRECTOR RECKO: And that's  
4 the amendment.

5 COMMISSIONER IMPASTATO: The amendment.

6 ATTORNEY M. FITZPATRICK: Correct. The  
7 amendment.

8 COMMISSIONER IMPASTATO: So, we  
9 can't -- we now have to vote on --

10 ATTORNEY M. FITZPATRICK: So, you  
11 would -- well, why don't we see if there are any  
12 other additional --

13 CHAIRWOMAN REYES: I'm sure there's  
14 more.

15 COMMISSIONER SANFORD: That's the first  
16 amendment. I have a few more questions to get  
17 through.

18 Section 10, Procurement Authority and  
19 Administration, delegation of authority. All  
20 procurement transactions shall be administered by  
21 the Executive Director known as the contracting  
22 officer.

23 Counsel, is that standard?

24 ATTORNEY M. FITZPATRICK: If you'll  
25 give me a minute, please, Commissioner --

1 COMMISSIONER SANFORD: Absolutely.

2 ATTORNEY M. FITZPATRICK: -- I'm still  
3 making the notes to make sure --

4 COMMISSIONER SANFORD: Yes.

5 ATTORNEY M. FITZPATRICK: -- I have the  
6 amendment reflected correctly.

7 All right, can you repeat that?

8 COMMISSIONER SANFORD: So, section 10,  
9 Procurement Authority and Administration, page 5.

10 ATTORNEY M. FITZPATRICK: Yes.

11 COMMISSIONER SANFORD: Delegation of  
12 authority. All procurement transactions shall be  
13 administered by the Executive Director known as the  
14 contracting officer.

15 Is that standard?

16 ATTORNEY M. FITZPATRICK: Yes.

17 COMMISSIONER SANFORD: Are there any  
18 other persons or positions that could be or fulfill  
19 the contracting officer since it's the Board that  
20 can delegate this responsibility?

21 ATTORNEY M. FITZPATRICK: In theory,  
22 sure. It is standard procedure in the case of  
23 housing authorities that the Executive Director is  
24 the secretary and contracting officer.

25 COMMISSIONER SANFORD: Okay. I would



1           like to make a motion to amend the section to  
2           reflect that the contracting officer instead of the  
3           Executive Director it should be administered by the  
4           CFO.

5                         EXECUTIVE DIRECTOR RECKO: I do think  
6           your father might have some problems with that. We  
7           discussed this at length with Harold when we went  
8           through this subject, and I think he was very clear  
9           that the Executive Director had to be the  
10          contracting officer.

11                        ATTORNEY M. FITZPATRICK: I mean, that  
12          is how it's designated. You could entertain it, but  
13          this is very much standard procedure and I will  
14          point out in general with this policy, this policy  
15          was developed -- first of all, this Housing  
16          Authority hasn't had a new procurement policy in  
17          over 30 years -- or over 20 years, excuse me, sorry,  
18          over 20 years, and it is very much time that the  
19          procurement policy be brought into the 21st century.  
20          This is very much sanctioned by HUD and a lot of the  
21          work on this was done certainly by Housing Authority  
22          staff, by counsel, all kinds of individuals, but  
23          this was led by the Enterprise Partners and in  
24          particular the person who HUD considers the foremost  
25          expert on ACOPS, admin plans, procurement policies.



1 EXECUTIVE DIRECTOR RECKO: I think I'm  
2 part of this discussion and --

3 COMMISSIONER IMPASTATO: As corporation  
4 counsel, then you should --

5 ATTORNEY M. FITZPATRICK: I'm not  
6 giving -- I'm not giving my response based on  
7 anything that the Director said. I'm sorry to  
8 interrupt you, Commissioner.

9 COMMISSIONER IMPASTATO: No, no.

10 EXECUTIVE DIRECTOR RECKO: And he  
11 wasn't there at every meeting we had over the course  
12 of this --

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

15 EXECUTIVE DIRECTOR RECKO: -- either he  
16 was or his father was. And we discussed this at  
17 length about who should be contracting officer, who  
18 can be and who can't be.

19 COMMISSIONER IMPASTATO: No, I agree  
20 with --

21 (Simultaneous crosstalk.)

22 EXECUTIVE DIRECTOR RECKO: So I think  
23 we should --

24 COMMISSIONER IMPASTATO: -- that you  
25 should be the contracting -- all I'm saying is

1 procedural, you shouldn't be making any comments to  
2 the corporation counsel on what they're approving or  
3 not approving.

4 EXECUTIVE DIRECTOR RECKO: I disagree  
5 with that.

6 ATTORNEY M. FITZPATRICK: It's not  
7 approve or approve, though. My role is only to give  
8 advice and to the extent that there was a discussion  
9 that I wasn't privy to, I think that's totally  
10 appropriate. That doesn't change my advice to the  
11 Board.

12 COMMISSIONER IMPASTATO: Understood.

13 CHAIRWOMAN REYES: Thank you.

14 So, can we move forward? There's a  
15 motion. Is there a second on the floor?

16 COMMISSIONER IMPASTATO: Not on the --

17 COMMISSIONER SANFORD: I made the  
18 motion.

19 COMMISSIONER IMPASTATO: Oh, all right.

20 COMMISSIONER SANFORD: There is no  
21 second yet. Anybody?

22 CHAIRWOMAN REYES: So it doesn't pass.

23 COMMISSIONER SANFORD: Okay. So moving  
24 on, page 6, top of the page. The Executive Director  
25 shall ensure that procurement requirements are





1 any contract, the Authority shall ensure that there  
2 are sufficient funds available to cover the  
3 anticipated cost of the contract or modification.  
4 All contracts awarded through competitive  
5 contracting shall be subject to the rules concerning  
6 certification of availability of funds adopted  
7 pursuant to N.J.S.A. 40A:11-3 and N.J.S.A.  
8 40A:11-15.

9 For this particular section, as it  
10 relates to the Special Procurement Committee, again,  
11 my understanding is that this redevelopment at this  
12 time alone is estimated at around \$800 million. Is  
13 there sufficient funds available or earmarked for  
14 this upcoming project?

15 ATTORNEY M. FITZPATRICK: No, because  
16 there's no financing in place.

17 COMMISSIONER SANFORD: There's no  
18 financing.

19 ATTORNEY M. FITZPATRICK: It would be  
20 at the time of any award of a contract would be  
21 sufficient funds for that contract.

22 COMMISSIONER SANFORD: Okay.

23 ATTORNEY M. FITZPATRICK: For example,  
24 if you were talking about awarding a contract to an  
25 architectural firm, there would have to be

1 sufficient funds for that architectural firm in  
2 place. This is standard language that is currently  
3 in every one of your resolutions. The chief  
4 financial officer certifies in every one of your  
5 resolutions awarding a contract that sufficient  
6 funds are available consistent with New Jersey  
7 statutes.

8 COMMISSIONER SANFORD: Okay. Let's  
9 see.

10 Now, I think it's all part of the same  
11 resolution because now there's the amendment to the  
12 procurement policy with respect to selection of  
13 developers through HUD --

14 COURT STENOGRAPHER: I'm sorry,  
15 developers through HUD?

16 COMMISSIONER SANFORD: Yeah.

17 I believe it's all part of the same  
18 resolution, amendment to procurement policy with  
19 respect to selection of developers for HUD/RAD  
20 repositioning, page 27.

21 ATTORNEY M. FITZPATRICK: Yup.

22 I'll point out that this is the  
23 existing policy of the Authority.

24 COMMISSIONER SANFORD: This is the  
25 existing policy.



1                   ATTORNEY M. FITZPATRICK: Yes. These  
2 changes were adopted in February.

3                   COMMISSIONER SANFORD: In February.

4                   So, under the section Committee for the  
5 Evaluation of RFQs and RFPs, at one of our prior  
6 meetings I had many questions for the Chair of the  
7 Special Procurement Committee regarding the  
8 evaluation process, the evaluation form. As we inch  
9 closer to the RFP, when will this Board be given a  
10 blank copy of the evaluation form that all members  
11 of this committee will be using?

12                   ATTORNEY M. FITZPATRICK: I can't  
13 answer that. I mean, is this a question about the  
14 draft policy?

15                   COMMISSIONER SANFORD: Yes. Well, if  
16 there's no idea as to when that's going to be, I  
17 would add an amendment asking for a specific time  
18 when that evaluation sheet will be ready for the  
19 Board to review.

20                   ATTORNEY M. FITZPATRICK: The  
21 evaluation sheet for an RFQ or an RFP?

22                   COMMISSIONER SANFORD: Yes.

23                   EXECUTIVE DIRECTOR RECKO: I think it's  
24 very premature. I mean, when the RFQ or RFP is  
25 produced and written, an evaluation form is part of

1           that.

2                           COMMISSIONER SANFORD:   Yes.

3                           EXECUTIVE DIRECTOR RECKO:   You don't  
4           want to do that now.

5                           COMMISSIONER SANFORD:   Well, I  
6           understand we --

7                           (Simultaneous crosstalk.)

8                           EXECUTIVE DIRECTOR RECKO:   You wait for  
9           the RFP or RFQ.

10                          COMMISSIONER SANFORD:   I understand  
11           that completely.

12                          My question is relating towards when  
13           the Board would have the information available to  
14           understand what is the evaluation sheet and what is  
15           another evaluation criteria that is being used for  
16           the selection of the redeveloper?

17                          ATTORNEY M. FITZPATRICK:   I mean, the  
18           evaluation sheet itself is typically a part of the  
19           RFP or RFQ package.

20                          EXECUTIVE DIRECTOR RECKO:   Right.

21                          COMMISSIONER SANFORD:   Okay.   So that  
22           helps.

23                          So once the RFP package goes out, that  
24           information will be available for the Board to  
25           review?

1 EXECUTIVE DIRECTOR RECKO: Of course.

2 COMMISSIONER SANFORD: And is there any  
3 selection criteria that will be developed by that  
4 committee or is there a criteria that already exists  
5 to help guide the committee?

6 EXECUTIVE DIRECTOR RECKO: I don't  
7 think there's anything out there yet. I think  
8 that's developed as you develop the RFP or RFQ.

9 COMMISSIONER SANFORD: So when could  
10 we, as a Board, receive those criteria for  
11 evaluating the RFP?

12 EXECUTIVE DIRECTOR RECKO: It depends  
13 on when we start doing RFPs and RFQs.

14 Right now we're not in that phase at  
15 this point.

16 COMMISSIONER SANFORD: Okay. Moving  
17 on.

18 CHAIRWOMAN REYES: Are you okay,  
19 Andrew?

20 COMMISSIONER IMPASTATO: Sorry.

21 COMMISSIONER SANFORD: At the top of  
22 page 28: It is important to ensure that proposers  
23 have not changed the requirements included in the  
24 solicitation by adding conditions in the proposals,  
25 or, for examples, adding special terms or clauses --

1 COURT STENOGRAPHER: I'm sorry,  
2 proposals or examples?

3 COMMISSIONER SANFORD: Yes. For  
4 examples, adding special terms or clauses to impose  
5 laws not applicable to the Authority's contract  
6 including hold harmless clause to avoid liabilities.

7 Could you -- I think I understand what  
8 that is, but could you help me to understand what  
9 that provision is, counsel?

10 ATTORNEY M. FITZPATRICK: Sure.

11 What this says is it's important for  
12 the Authority to make sure that any proposer with  
13 respect to any RFP process does not make handwritten  
14 or typed annotations to the requirements of the, for  
15 example, the proposal sheet, the cost proposal,  
16 things like that. And again, this is relatively  
17 standard in terms of what's in the Authority's  
18 documents now. There is a requirement that any such  
19 change by the proposer has to be initialed by the  
20 proposer and essentially we tell them that more  
21 likely than not your change will not be accepted and  
22 we have rejected proposals before this Board -- I  
23 shouldn't say we -- this Board before has rejected  
24 proposals, the Authority has rejected proposals,  
25 because changes were made that were unacceptable.

1 COMMISSIONER SANFORD: Got it.

2 And the section below it, which is, for  
3 the record: Requiring the Authority to pay  
4 attorneys' fees if the Authority engages in  
5 litigation with a proposer. Is that referring to if  
6 we were to have an disagreement with one of the  
7 proposers, one of the bidders?

8 ATTORNEY M. FITZPATRICK: Correct.  
9 This is saying that the Housing Authority shouldn't  
10 approve any change by the proposer to try a create  
11 an indemnity for legal fees should there be a legal  
12 challenge.

13 COMMISSIONER SANFORD: Got it.

14 So that would not be the case. We  
15 would not be responsible for the legal fees of a  
16 proposer.

17 ATTORNEY M. FITZPATRICK: Correct.  
18 Under this policy the guidance clearly states that  
19 the Housing Authority shouldn't agree to any such  
20 provision. That -- I mean, I don't think there  
21 would be any scenario under which the RFP documents  
22 themselves would provide for it, so it would have to  
23 be a change on the part of the proposer.

24 COMMISSIONER SANFORD: Okay. And just  
25 moving down this page, there's the general protest

1 guidelines for RFQs and RFPs.

2 What is this section referring to?

3 What does this concern?

4 ATTORNEY M. FITZPATRICK: If you'll  
5 give me a minute.

6 COMMISSIONER SANFORD: Absolutely.

7 ATTORNEY M. FITZPATRICK: So this  
8 section essentially addresses how the situation  
9 would be handled if there was a disagreement between  
10 a proposer or a bidder who was awarded a contract  
11 after the contract award. It essentially provides a  
12 fair hearing for the bidder or proposer should they  
13 argue, "Oh, well, our interpretation is the document  
14 is saying 'X'." Meanwhile, the Housing Authority  
15 says, "No, the documents clearly say 'Y'."

16 So, there would be some recourse.

17 COMMISSIONER SANFORD: So fair hearing  
18 is a subjective concept.

19 How would we determine what a fair  
20 hearing is?

21 ATTORNEY M. FITZPATRICK: Well, there  
22 are certain provisions in here. For example, I  
23 forget exactly where it is, but there's a reference  
24 to who could or could not preside over that fair  
25 hearing depending upon a conflict. Things like

1 that.

2 EXECUTIVE DIRECTOR RECKO: I thought it  
3 was page 28.

4 ATTORNEY M. FITZPATRICK: Is it? There  
5 you go. I was getting there. And so then there  
6 is -- I mean, there's guidance here on what the  
7 protest itself is and how it's submitted and the  
8 process it undertakes. I mean, essentially you're  
9 saying who should evaluate that protest.

10 Is that correct?

11 COMMISSIONER SANFORD: Right.

12 ATTORNEY M. FITZPATRICK: Essentially  
13 it's the Authority and under normal procedures,  
14 although it's not laid out specifically, it would be  
15 the Executive Director unless, for some reason, or  
16 some portion of the Board there is sometimes, for  
17 example, in landlord-tenant situations, if there's a  
18 grievance hearing, because the Executive Director is  
19 making the final decision, if there is somebody who  
20 you need to oversee the grievance hearing, a lot of  
21 times that's done either by -- most often it's done  
22 by the Chair of the Authority. So, the Chair of the  
23 Authority will hear the -- preside over the hearing  
24 because the Director made the final decision.

25 COMMISSIONER SANFORD: Got it.

1                   So this is the last one, I promise.

2                   So on the following page, page 29,  
3                   there is a section: The protest must be submitted  
4                   to the Authority within ten days of Authority notice  
5                   of the action subject to protest.

6                   Help me to understand what that means.

7                   ATTORNEY M. FITZPATRICK: It would be  
8                   Authority notice of the action subject to the  
9                   protest. It would be whatever is causing the  
10                  protest on behalf -- on the part of the bidder or  
11                  proposer.

12                  COMMISSIONER SANFORD: So, for the sake  
13                  of discussion, for the sake of argument --

14                  ATTORNEY M. FITZPATRICK: Yup.

15                  COMMISSIONER SANFORD: -- if a  
16                  protester has a dispute and they raise the dispute  
17                  on the first of the month, then they would only have  
18                  until the tenth to be heard? Or am I  
19                  misinterpreting that?

20                  ATTORNEY M. FITZPATRICK: No, that's  
21                  correct.

22                  COMMISSIONER SANFORD: Okay.

23                  ATTORNEY M. FITZPATRICK: The day of  
24                  the protest would be day 1. It's within ten days.

25                  EXECUTIVE DIRECTOR RECKO: Can I take a



1 shot at it?

2 ATTORNEY M. FITZPATRICK: That's when  
3 it has to be submitted.

4 COMMISSIONER SANFORD: Submitted.

5 ATTORNEY M. FITZPATRICK: I'm sorry.  
6 That's when it has to be submitted to the Authority.

7 EXECUTIVE DIRECTOR RECKO: Yeah.

8 COMMISSIONER SANFORD: And what if a  
9 protester discovers on the 11th day that there is an  
10 issue?

11 ATTORNEY M. FITZPATRICK: Then the  
12 protest would no longer be timely.

13 COMMISSIONER SANFORD: I see.

14 Then I would like to make a motion  
15 changing the ten days to 60 days.

16 ATTORNEY M. FITZPATRICK: That --  
17 you're free to make the motion, it's free to be a  
18 second. I would just point out that that would  
19 significantly impact your ability to get the work  
20 done. You then essentially would have a -- you'd be  
21 waiting for the other shoe to drop for 60 days on  
22 every action that the Authority takes and the  
23 administration of every contract. And that is  
24 essentially to the advantage of the potential  
25 protester and very much to the detriment of the

1 Authority, as far as I'm concerned.

2 COMMISSIONER SANFORD: Well, how does  
3 one balance a fair and open bidding process that we  
4 invite vendors, contractors to bid on versus this is  
5 the best interests of the Housing, because I  
6 understand your point very clearly that increasing  
7 that time will be to the detriment of the Housing  
8 Authority, but the intention of this policy is to  
9 ensure that all of the bidders have a fair chance.

10 ATTORNEY M. FITZPATRICK: The flip  
11 side, I would argue, is that by making it 60 days,  
12 and essentially everything grinds to a halt.

13 COMMISSIONER SANFORD: Okay. Well,  
14 then I will -- I'll take that motion back for 60  
15 days, and what I would make a motion is 20 days.  
16 Just doubling this amount of time.

17 CHAIRWOMAN REYES: Is there a second on  
18 the --

19 COMMISSIONER IMPASTATO: Can you repeat  
20 it?

21 COMMISSIONER SANFORD: So, I would like  
22 to make a motion that the section of text on page  
23 29: The protest must be submitted to the Authority  
24 within ten days of Authority notice of the action  
25 subject to protest. The motion would be to change

1 ten days to 20 days.

2 COMMISSIONER IMPASTATO: And the  
3 reason?

4 COMMISSIONER SANFORD: To allow a fair  
5 bid process.

6 COMMISSIONER IMPASTATO: How is it --  
7 how is this changing it to make it fair?

8 COMMISSIONER SANFORD: Well, ten days  
9 is hardly enough time to review all of the data  
10 regarding the \$800 million procurement.

11 EXECUTIVE DIRECTOR RECKO: But this  
12 isn't addressing a \$800 million procurement.

13 ATTORNEY M. FITZPATRICK: This is every  
14 procurement.

15 EXECUTIVE DIRECTOR RECKO: This is  
16 every small procurement we had, every contract. If  
17 I sent a letter to a contractor saying, "Dear  
18 Contractor, you came in second in price, so you  
19 didn't get the contract." They've got ten days to  
20 appeal my letter. I'm sitting around waiting, 20  
21 days, 30 --

22 COMMISSIONER SANFORD: That's --

23 CHAIRWOMAN REYES: Okay. So, being --

24 COMMISSIONER SANFORD: -- a fair point.  
25 That's a fair point. It's a fair point.

1 EXECUTIVE DIRECTOR RECKO: These are  
2 business --

3 (Simultaneous crosstalk.)

4 COMMISSIONER SANFORD: We have  
5 different levels of procurement. On the one level,  
6 we're talking --

7 CHAIRWOMAN REYES: Okay. So we have a  
8 motion on the board -- on the floor.

9 COMMISSIONER SANFORD: I'm talking.

10 CHAIRWOMAN REYES: And I understand  
11 that, but I've given you over 30 minutes. So, we  
12 have a motion to the floor, and I would like to know  
13 if there's a second.

14 COMMISSIONER SANFORD: Respectfully,  
15 you don't give me anything. We're all coequal.

16 CHAIRWOMAN REYES: Okay. Okay.

17 COMMISSIONER SANFORD: So, this is the  
18 very last item --

19 CHAIRWOMAN REYES: Okay. But we have a  
20 motion on the floor.

21 COMMISSIONER SANFORD: We do.

22 CHAIRWOMAN REYES: And I'm asking if  
23 there's a second for that motion. There isn't, so  
24 the motion fails.

25 You can now proceed.

1                   COMMISSIONER SANFORD: So just to  
2 finish up my last point is to the Director's point,  
3 yes, there are many levels of procurement. My  
4 concern is we have on one end of the spectrum a  
5 \$800 million project and then on the other end of  
6 the spectrum a couple thousand dollars, right, I see  
7 your point when it comes comments to a couple  
8 thousand dollars, but with regards to the  
9 \$800 million giant project this housing Authority is  
10 going to undertake, I don't think ten days is enough  
11 of a fair time for all of the bidders to review the  
12 information.

13                   EXECUTIVE DIRECTOR RECKO: All of these  
14 bidders will not selected at one time. We're not  
15 going to put out a bid for \$800 million. That is  
16 never going to happen. This will be done in phases.  
17 This will be different in different contracts. And  
18 you don't want to stop this.

19                   COMMISSIONER LEWIT: You (inaudible)  
20 this Board for 200 million.

21                   COMMISSIONER SANFORD: Yeah.

22                   CHAIRWOMAN REYES: Thank you,  
23 Commissioners Sanford.

24                   So if there's no further questions or  
25 concerns, can we please call a vote?

1                   ATTORNEY M. FITZPATRICK:  If I may,  
2                   Madame Chair.

3                   CHAIRWOMAN REYES:  Sure.

4                   ATTORNEY M. FITZPATRICK:  So the draft  
5                   procurement policy has been amended with the one  
6                   change.  So now it would be appropriate to have a  
7                   motion and second adopting the policy as amended.

8                   CHAIRWOMAN REYES:  Okay.  So would you  
9                   like to state that, please?

10                  ATTORNEY M. FITZPATRICK:  Sure.

11                  It would now be appropriate for there  
12                  to be a motion to consider adopting the procurement  
13                  policy as amended --

14                  COMMISSIONER IMPASTATO:  Motion.

15                  ATTORNEY M. FITZPATRICK:  -- with the  
16                  change to 9.1 in terms of review of campaign  
17                  contributions by the contracting officer.

18                  COMMISSIONER SEITZMAN:  Second.

19                  CHAIRWOMAN REYES:  Okay.

20                  ATTORNEY M. FITZPATRICK:  We have a  
21                  motion by Commissioner Impastato.

22                  COMMISSIONER SEITZMAN:  Second.

23                  ATTORNEY M. FITZPATRICK:  A second by  
24                  Commissioner Seitzman.

25                  CHAIRWOMAN REYES:  Director, could you

1 call the vote?  
2 EXECUTIVE DIRECTOR RECKO: Anthony  
3 Forbes?  
4 COMMISSIONER FORBES: Yes.  
5 EXECUTIVE DIRECTOR RECKO: Andrew  
6 Impastato?  
7 COMMISSIONER IMPASTATO: Yes.  
8 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
9 COMMISSIONER LEWIT: Yes.  
10 EXECUTIVE DIRECTOR RECKO: Barbara  
11 Reyes?  
12 CHAIRWOMAN REYES: Yes.  
13 EXECUTIVE DIRECTOR RECKO: Michael  
14 Russo?  
15 James Sanford?  
16 COMMISSIONER SANFORD: Yes.  
17 EXECUTIVE DIRECTOR RECKO: Erica  
18 Seitzman?  
19 COMMISSIONER SEITZMAN: Yes.

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

1 RESOLUTION NO. 2023-09.10

2 CHAIRWOMAN REYES: Resolution No.  
3 2023-09.10.

4 A resolution of the Housing Authority  
5 of the City of Hoboken to rename the 411 Marshall  
6 Drive Community Room in honor of Annie L. Forbes and  
7 before -- okay.

8 COMMISSIONER SEITZMAN: Motion.

9 CHAIRWOMAN REYES: Go ahead. So Erica  
10 has a motion and I'd like to second that, but before  
11 we actually vote on it I just want to say a little  
12 bit about our Ms. Forbes, or Mama Forbes as a lot of  
13 people referred to her. Annie L. Forbes, also known  
14 as Blanca was born on March 8th, 1940, in Eatonton,  
15 Georgia, to her parents Roberta Evans and Louis  
16 Hartwell.

17 She worked as a lunch aide for the  
18 Hoboken school system from elementary to high school  
19 for many years. She also worked for the Hoboken  
20 Housing Authority. She had many tasks at the  
21 Authority and was dedicated for over 30 years. Her  
22 light, grace, and impact on families and children  
23 was monumental. She was considered a strong, gentle  
24 advocate for children, the neighborhood watch  
25 catalyst, and a servant leader who helped bridge



1 community policing.

2 She believed to whom much is giving,  
3 much is required. The one that stands out is that  
4 she ran the arts and crafts program out of the 311  
5 and 411 community rooms. She also provided many  
6 trips. One of her favorites was the many trips to  
7 Yankee Stadium.

8 She worked for the Hoboken Housing  
9 Authority for 16 years until 2000. She received the  
10 Ella Baker Humanitarian Award For Excellence on  
11 December 21st, 2002, for the City of Hoboken.

12 She raised her four children with love  
13 and devotion in Hoboken, New Jersey, with her  
14 husband, Norman E. Forbes, Sr. She was a resident  
15 of Hoboken for over 60 years.

16 Ms. Annie lived a fulfilling life as a  
17 supportive mother, but a disciplinarian, confidante,  
18 sister, wife, aunt, friend, and advocate for her  
19 Kids in the community. She enjoyed attending her  
20 kids' sports activities, hosting family dinners, and  
21 listening to country and gospel music. She enjoyed  
22 watching NBA games and many of the sports with her  
23 kids, adding to her children, always to forgive and  
24 forget and never to hold any hatred in their hearts.

25 She would give her opinion without

1 flinching or apology, but she never dismissed you  
2 for your choice and always welcomed you home with  
3 open arms when it didn't work out. A little "I told  
4 you so" maybe slid into conversation, however she  
5 never turned anyone away.

6 Annie will be remembered as a selfless,  
7 generous wife and mother who always had a smile,  
8 even when times were tough. She had a quiet  
9 strength, she never complained, and always looked to  
10 a better future for all.

11 So I am very proud to be a sponsor of  
12 this resolution, and I'm so sorry that I'm  
13 emotional, but Yolanda was my manager for many  
14 years, and I remember sitting with her when I was  
15 going through the issues with my mom, and her mom  
16 was becoming sick, and we sat and we talked and we  
17 comforted each other so many times, so it hits home  
18 when you read something like this, and I would hope  
19 that my fellow Commissioners here would support me  
20 in renaming the community room after Ms. Forbes.

21 ATTORNEY M. FITZPATRICK: If I may,  
22 Madam Chair in this situation, I think it may be  
23 appropriate to read the resolution itself directly  
24 into the record. That way, for the public's  
25 benefit, if you're comfortable doing it.

1 CHAIRWOMAN REYES: Sure.

2 ATTORNEY M. FITZPATRICK: I may suggest  
3 that you do.

4 CHAIRWOMAN REYES: Sure.

5 Whereas, the Hoboken Housing Authority  
6 of the City of Hoboken desires to honor Annie L.  
7 Forbes a long-time resident and employee of the  
8 Authority for her contributions -- I'm sorry, Erica,  
9 can you take over?

10 COMMISSIONER SEITZMAN: Which one is  
11 it? No. 8?

12 EXECUTIVE DIRECTOR RECKO: Ten.

13 COMMISSIONER SANFORD: Ten.

14 COMMISSIONER SEITZMAN: No problem.  
15 Okay. Resolution No. 2023.

16 CHAIRWOMAN REYES: No, read the entire  
17 thing.

18 COMMISSIONER IMPASTATO: The second  
19 whereas.

20 COMMISSIONER SEITZMAN: You don't want  
21 me to start from the beginning?

22 CHAIRWOMAN REYES: No, we did that. We  
23 did that.

24 COMMISSIONER SEITZMAN: Whereas --  
25 okay. Whereas, Annie L. Forbes was a dedicated

1 wife, mother, grandmother, friend, and neighbor and  
2 prior to her death on July 28th, 2023, Annie L.  
3 Forbes was a proud resident of the City of Hoboken  
4 where she and her husband, Norman E. Forbes, Sr.,  
5 raised their four children, and whereas, the  
6 Authority desires to recognize and thank Annie L.  
7 Forbes for her years of service to the community  
8 through kindness, generosity, and self sacrifice.  
9 Now, therefore, be it resolved by the Chair and  
10 Board of Commissioners of the Housing Authority of  
11 the City of Hoboken that the Authority expresses its  
12 deepest sympathies to the family and friends of  
13 Annie L. Forbes. Be it further resolved that the  
14 Board of Commissioners hereby authorizes the  
15 purchase and installation of a plaque at the 411  
16 Marshall Community Room, Hoboken, New Jersey, in  
17 honor of Annie L. Forbes, which shall contain  
18 language similar to the following: The Annie L.  
19 Forbes Community Room in memory of Annie L. Forbes,  
20 March 8th, 1940, July 28th, 2023. A dedicated wife,  
21 mother, grandmother, friend, and neighbor. Blossom  
22 served her community through her kindness,  
23 generosity, and self sacrifice. Dedicated by the  
24 Housing Authority of the City of Hoboken on  
25 September 14th, 2023.

1 CHAIRWOMAN REYES: Thank you.  
2 COMMISSIONER IMPASTATO: Motion.  
3 COMMISSIONER SANFORD: Second.  
4 CHAIRWOMAN REYES: Questions?  
5 Concerns?  
6 Can you call the vote?  
7 EXECUTIVE DIRECTOR RECKO: Anthony  
8 Forbes?  
9 COMMISSIONER FORBES: Absolutely, yes.  
10 EXECUTIVE DIRECTOR RECKO: Yes. Andrew  
11 Impastato?  
12 COMMISSIONER IMPASTATO: Yes.  
13 EXECUTIVE DIRECTOR RECKO: Aaron Lewit?  
14 COMMISSIONER LEWIT: Yes.  
15 EXECUTIVE DIRECTOR RECKO: Barbara  
16 Reyes?  
17 CHAIRWOMAN REYES: Yes.  
18 EXECUTIVE DIRECTOR RECKO: Michael  
19 Russo?  
20 James Sanford?  
21 COMMISSIONER SANFORD: Yes.  
22 EXECUTIVE DIRECTOR RECKO: Erica  
23 Seitzman?  
24 COMMISSIONER SEITZMAN: Yes.  
25 CHAIRWOMAN REYES: Thank you all.

1 COMMISSIONER IMPASTATO: We have a --  
2 ATTORNEY M. FITZPATRICK: New business.  
3 COMMISSIONER IMPASTATO: Just the one,  
4 I guess.

5 COMMISSIONER SANFORD: Could you remind  
6 me the new business, the wording of the bylaws. It  
7 was a long time ago.

8 COMMISSIONER IMPASTATO: I don't think  
9 anybody remembers.

10 COMMISSIONER SANFORD: Can the Court  
11 Reporter?

12 COURT STENOGRAPHER: Oh, my gosh.

13 COMMISSIONER SANFORD: No.

14 COURT STENOGRAPHER: I mean, if you  
15 want to give me a second.

16 COMMISSIONER SANFORD: Then I will, in  
17 the interest of moving on, I will table that, that  
18 request until the next meeting.

19 ATTORNEY M. FITZPATRICK: Okay.

20 COMMISSIONER IMPASTATO: It was the  
21 contributions, right?

22 COMMISSIONER SANFORD: No. We handled  
23 the contributions during the resolution.

24 ATTORNEY M. FITZPATRICK: Right.

25 COMMISSIONER SANFORD: We did pass an

1 amendment.

2 COMMISSIONER IMPASTATO: We passed  
3 that.

4 ATTORNEY M. FITZPATRICK: That was  
5 addressed as an amendment.

6 COMMISSIONER SANFORD: There was a -- I  
7 had made another resolution, but I'm welcome to  
8 include that next time.

9 EXECUTIVE DIRECTOR RECKO: We'll take a  
10 look at the transcript for next time.

11 COMMISSIONER IMPASTATO: Okay.

12 COURT STENOGRAPHER: If you give me  
13 five minutes, I could look it up.

14 COMMISSIONER SANFORD: No, no. It's  
15 been a very emotional moment right now. I think  
16 we--

17 COMMISSIONER IMPASTATO: Motion to  
18 close.

19 CHAIRWOMAN REYES: Motion to close.

20 COMMISSIONER SEITZMAN: Second.

21 ATTORNEY M. FITZPATRICK: All in favor?

22 (Unanimous affirmative voice vote taken at  
23 this time.)

24 (Concluded at 10:25 p.m.)

25

CERTIFICATE OF OFFICER

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

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

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

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