

1     **REGULAR MEETING OF THE BOARD     :**  
2     **OF COMMISSIONERS OF THE HOBOKEN    : THURSDAY**  
3     **HOUSING AUTHORITY OF THE CITY     : NOVEMBER 12, 2020**  
4     **OF HOBOKEN                            : 7:00 P.M.**

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4                   **HELD VIA ZOOM CONFERENCE**  
5                   **FOR HOBOKEN, NEW JERSEY**

6     **BEFORE:**

7     **COMMISSIONER DAVID MELLO**  
8     **COMMISSIONER ANDREW IMPASTATO**  
9     **COMMISSIONER AARON LEWIT**  
10    **COMMISSIONER ERICA SEITZMAN**  
11    **COMMISSIONER HOVIE FORMAN**  
12    **COMMISSIONER LAVON JASON SMITH**  
13    **COMMISSIONER LISSETTE VEGA**

11                   **A P P E A R A N C E S:**  
12    **FITZPATRICK & WATERMAN, ESQS.,**  
13    **BY: MATTHEW H. FITZPATRICK, ESQ.**  
14    **and HAROLD FITZPATRICK, ESQ.**  
15    **Attorneys for the Board.**

15     **A L S O P R E S E N T:**

16    **MARC A. RECKO, EXECUTIVE DIRECTOR**  
17    **LOURDES PRIESTLEY, Director of Administration**  
18    **LIBIA DE LA CRUZ-HOLDER, Director of Management**  
19    **EMIL KOTHERITHARA, CFO**  
20    **DANIEL PEREZ, Resident Services**  
21    **JOSHI MOHAN, Director of Maintenance**

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**THERESA L. TIERNAN, CCR, RMR  
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1 EXECUTIVE DIRECTOR RECKO: H. Forman?  
2 COMMISSIONER FORMAN: Here.  
3 EXECUTIVE DIRECTOR RECKO: A.  
4 Impastato?  
5 COMMISSIONER IMPASTATO: Here.  
6 EXECUTIVE DIRECTOR RECKO: A. Lewit?  
7 D. Mello?

8 CHAIRMAN MELLO: Present.

9 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

10 COMMISSIONER SEITZMAN: Here.

11 EXECUTIVE DIRECTOR RECKO: L. Smith?

12 COMMISSIONER SMITH: Here.

13 EXECUTIVE DIRECTOR RECKO: L. Vega?

14 COMMISSIONER VEGA: Here.

15 CHAIRMAN MELLO: All right. Before we

16 get started, I do want to acknowledge the very sad

17 passing of Phyllis Lewis, who, for many years, kept

18 our minutes and worked with us in the City of

19 Hoboken and other capacities as well on various

20 boards.

21 If we could have moment of silence,

22 please.

23 (Moment of silence for Phyllis Lewis, CRCR.)

24 CHAIRMAN MELLO: Thank you.

25 As to the agenda and the notice, all

1 right, so I would like to advise those present that

2 Notice of this Regular Meeting of The Housing  
3 Authority of the City of Hoboken has been provided  
4 to the Public in Accordance with Provisions of the  
5 Open Public Meeting Act.

6 Notice of this Regular Monthly  
7 November's Board Meeting has been scheduled for  
8 Thursday, November 12, 2020. It was sent to the  
9 Jersey Journal and Star Ledger on Tuesday,  
10 November 3rd, 2020, as notification to the General  
11 Public of said meeting, and sent to the City Clerk  
12 of Hoboken on Tuesday, November 3rd, 2020, with a  
13 copy of the agenda to be posted on the bulletin  
14 board in City Hall, the Hoboken Library, and the  
15 Hoboken Police Department.

16 I direct the Minutes of this Meeting to  
17 state that I have announced that adequate notice of  
18 this meeting has been given as required by the Open  
19 Public Meetings Act.

20 In addition, I direct that the minutes  
21 of this meeting to state the following:

22 As a result of the restrictions

23 established by Executive Order 107 issued by the  
24 Governor of New Jersey with respect to the need to  
25 limit public gatherings to mitigate the spread of

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1 Covid-19, the meeting will be conducted exclusively  
2 through the use of communications equipment. This  
3 procedure is in accordance with N.J.S.A. 10:4-9.3,  
4 which states that a public body shall not be deemed  
5 to have violated any provision of the Open Public  
6 Meetings Act in conducting a meeting by  
7 communication or other electronic equipment. In  
8 addition, this procedure complies with Article III,  
9 Section 7 of the Authority By-laws, which allows for  
10 participation in Authority meetings by Members of  
11 the Board of Commissioners by means of telephone  
12 conference or similar communications equipment.

13 Mr. Fitzpatrick, I believe you have an  
14 addendum to that as well?

15 MR. M. FITZPATRICK: Yes, Mr. Chair.

16 In keeping with the Housing Authority's

17 normal practice of affording members of the public  
18 the opportunity to comment at monthly Board  
19 meetings, the Authority will be expecting --  
20 accepting comments during this meeting in one of  
21 three ways: First, comments can be sent by e-mail  
22 to hha@myhhanj.com from now until 7:30 p.m.

23           Second, beginning at approximately  
24 7:30 p.m., the Authority will allow access to  
25 participants one at a time to begin -- to comment

6

1 using their telephone.

2           Third, if you're participating in the  
3 meeting using a web browser or smart device, you  
4 could submit comments using the Q and A function,  
5 which can be accessed by clicking the Q and A icon  
6 at the bottom of your screen.

7           We ask that any member of the public  
8 who wishes to submit comment using the Q and A  
9 function try to limit themselves to a single  
10 submission rather than submitting multiple brief

11 comments.

12 Any comment received by 7:30 p.m.,  
13 either by e-mail or through the Zoom Q and A  
14 function, will be read aloud by an Authority  
15 representative for all attendees of the meeting to  
16 hear.

17 Please note that the standard practice  
18 of the Executive Director and Members of the Board  
19 is to refrain from engaging in a back-and-forth  
20 discussion during the public comment portion of the  
21 Authority Meetings.

22 However, in light of the ongoing  
23 crisis, the Authority realizes that it may be  
24 necessary to address questions or concerns raised by  
25 the public related to Covid-19.

7

1 On behalf of the Authority, we thank  
2 you in advance for your patience and understanding.  
3 At this time, in order to allow more time for  
4 members of the public to submit comment in advance



5 of 7:30, I recommend that the Board consider  
6 adopting a resolution to reorder the agenda to allow  
7 the Executive Director to present his report.

8 CHAIRMAN MELLO: I make a motion to  
9 reorder the agenda to do as Mr. Fitzpatrick just  
10 stated.

11 Do I have a second?

12 COMMISSIONER SEITZMAN: Second.

13 CHAIRMAN MELLO: All right. All in  
14 favor?

15 (Affirmative voice vote taken at this time.)

16 EXECUTIVE DIRECTOR RECKO: Thank you,  
17 Chair and the Board. I'll jump on in.

18 Again, I've noted in my report the sad  
19 passing of our good friend, Phyllis Lewis, and I'll  
20 start out with another piece of bad news.

21 It's with regret that I've got to  
22 announce that Libia, on our call tonight, will be  
23 leaving us. She's put in her resignation and she'll  
24 be going on to other pastures. We are definitely  
25 going to miss Libby. Libby, thanks for all your

1 service all these years and everything you've done  
2 for us, Miss Libia, so thank you.

3 CHAIRMAN MELLO: You'll be very much  
4 missed.

5 EXECUTIVE DIRECTOR RECKO: Yes, you  
6 will. We'll miss your smiling face.

7 We continue to meet with residents,  
8 contractors, and service providers as needed. We  
9 continue to have regular conference calls in the  
10 mornings. We are trying to stay social distance as  
11 possible. I think you'll see a theme there a couple  
12 of times with the resurgence of the second round of  
13 Covid that's out there. We're really trying to keep  
14 our residents and our staff safe.

15 We do have a new round of elections for  
16 resident officers underway. We're excited about  
17 that. I think it's going overall well. We are  
18 trying to figure out ways to keep that election  
19 process as safe as possible, and hopefully we'll  
20 come out of that well.

21           The Security Committee had a productive  
22   meeting with the Hoboken Police Department, and I  
23   think it was an overall good meeting with Chief  
24   Ferrante and his staff. I don't know if Andrew or  
25   anyone else wants to comment on that meeting. I

9

1   think it was held over November 4.

2           COMMISSIONER IMPASTATO: It was a very  
3   productive meeting. Chief Rodney took sometime to  
4   discuss several things in regards to some of the  
5   recent crime that has been occurring mostly from out  
6   of Hoboken and into Hoboken and what we could do as  
7   a Housing Authority with our resolutions to  
8   potentially help him out with certain activities  
9   that were going on and how we can use the cameras  
10   better and hold our residents accountable for  
11   bringing in some of these people that are  
12   potentially doing things that we don't want them to  
13   be doing.

14           We also talked about if there's

15 anything in their budget, the police budget, to be  
16 putting on different youth programming and how we  
17 can work with them to create some activities to keep  
18 our kids and our youth, specifically our young  
19 adults and teenagers, off the streets and engaged as  
20 best we can and doing so, we even got some ideas on  
21 the docket that when the weather gets warmer in the  
22 spring that we can help each other out and get some  
23 programming for them, get the police involved and  
24 potentially on the basketball court with police and  
25 teenagers playing together. That's one thing.

10

1 And then also just, you know, in  
2 general, different things that have been going on  
3 with police activity and, you know, what's going on  
4 in our country, and how we can do our part to help  
5 them form better relationships with our local  
6 community, and more importantly, our residents.

7 I don't know if Jason or Lissette want  
8 to comment more on anything I just said, but

9 that's -- I thought it would be was very productive.

10 COMMISSIONER SMITH: I think you

11 covered it all. Thank you, Andrew.

12 EXECUTIVE DIRECTOR RECKO: Thank you.

13 Overall, on Covid-19 issues, we remain

14 committed, and it's been a tough month. I think

15 we've been seeing, you know, some of the resurgence

16 issues and people being very sensitive to issues.

17 We've had some staff that has been out for lengths

18 of time on quarantine working from home. It's been

19 a -- it's been a difficult month. We've been, I

20 think, seeing this idea of a second surge coming

21 around. I think we had a real drop for a while, so

22 we've got to stay really diligent on this. We're

23 still keeping our community rooms closed, except for

24 some special events, and those special events that

25 we've been having, we're limiting to primarily

11

1 outdoors, and if we've got to use the community

2 room, it's really for just a staff to organize or

3 maybe put some food in the fridge for a while and  
4 then bring it on outside. Because the last thing we  
5 want is to have an event, in any way, enclosed and  
6 then find out that somebody had tested positive and  
7 it start to have a ripple effect once we find out.

8 So we all want to be careful, and I think we want to  
9 be extra careful as we go into the holidays and the  
10 winter season. We've been listening to the Governor  
11 and the CDC recommendations and trying to treat  
12 everyone well and be as safe as possible.

13 So we were -- we are going to be  
14 keeping our community rooms closed. We've gone over  
15 to a model of for folks that want to put on events,  
16 to the maximum extent possible, do a pickup, you  
17 know, we love folks wanting to prepare meals or give  
18 food to our residents, but the model would be have  
19 the food pre-prepared, have bags or boxes ready. If  
20 possible, do a schedule so folks can come down and  
21 pick them up on a staggered basis during the event,  
22 some model like that and/or some model where things  
23 are delivered on a prearranged basis to our units,

24 because we just don't want those gatherings to  
25 happen, and I think over the past couple of weeks

12

1 we've decided to cancel some events. We had  
2 some kind of hot chocolate events that we're very  
3 concerned that, you know, particularly the elderly  
4 and families, were not getting out enough, and we  
5 just, as this resurgence came, we decided to step  
6 back from stuff like that and go back to a model of  
7 really being as careful as possible.

8 A number of staff continue to work from  
9 home around modified schedules in line with CDC and  
10 state guidelines. We are working to accommodate  
11 staffs and their issues as much as possible.

12 We do have our offices staffed. I know  
13 some housing authorities out there just have on  
14 their messages that they are closed. We are not  
15 closed, but open for appointment. We're making sure  
16 our offices have enough social distance so we're not  
17 crowded in the offices, doing some staggered times

18 in the offices, so our staff can remain safe, and  
19 we've really, since the beginning of the pandemic, I  
20 think, have had a pretty darn good record so far.  
21 We've had some quarantines, but that's good, because  
22 when people have come in contact with somebody,  
23 they've gone home and quarantined and then turned  
24 out negative, but making sure we don't pass that  
25 around. We don't want five or six or seven of our

13

1 staff catching Covid. We want to make sure we're  
2 careful and respectful of that. We continue to  
3 waive our late fees and our management staff  
4 continues to adjust rent levels remotely.

5 I do have as an exhibit, kind of, an  
6 Exhibit 1, our updated Covid-19 budget, and Emil,  
7 you want to make a comment or two on that budget?

8 MR. KOTHERITHARA: Yeah, sure.

9 So that budget is an actual through  
10 November -- or, excuse me, October 31st. It  
11 reflects actual payroll costs through our most



12 recent payroll and all expenditures that the  
13 Authority has incurred through this last round of  
14 payments.

15 It shows that we still have about  
16 \$378,000 remaining on that budget.

17 EXECUTIVE DIRECTOR RECKO: We did get  
18 some good news from the HUD that we have another  
19 year, essentially, to spend this money. It's not  
20 expiring on 12/31, so we can go in the next year  
21 with these funds. So we've been watching the budget  
22 carefully and trying to keep costs down as much as  
23 possible.

24 I do have a vacant unit report  
25 attached, if we're there. Oh, well, first let me go

14

1 by my report.

2 The planning consultant contract with  
3 Housing for Hoboken planning project, if you  
4 remember last meeting you approved us to negotiate a  
5 contract with them and come back to the Board once

6 that was complete. We've had some meetings with  
7 that planning consultant, Torti Gallas, and just  
8 today, they forwarded to us a preliminary scope of  
9 work that our group is going to be reviewing, and so  
10 we're a little out of the curve for the December  
11 meeting. We're going to make some comments as a  
12 couple of meetings, I think, certainly before the  
13 next meeting. I've been on the phone with them  
14 quite a bit and we anticipate that we'll be able to  
15 have a proposed agreement with the firm by the  
16 December Board meeting for you, but we're excited  
17 about that. We can't wait to get that moving, and  
18 so right at the beginning of the year we'll be able  
19 to move ahead with our planning project for the  
20 renovation and rehabilitation of our units. I do  
21 attach that vacancy report, the transfer report, and  
22 the Section 8 leasing report. As you can see from  
23 that report -- and by the way, I sent out -- I'm  
24 sorry the original wasn't sent out along with the  
25 packet, because the one with the packet is a little

1 hard to read and I sent out an ancillary one a  
2 little bit later once I looked and getting ready for  
3 this meeting. Our vacancies, I think, are going to  
4 start to turn the corner. We are going to be done  
5 with the face phase, as I say later in the report,  
6 of our elevator project the first week of December,  
7 maybe a little bit before. They have promised me a  
8 date certain on the completion of the first phase  
9 elevators by tomorrow. So we will know a date  
10 certain. That date is going to be somewhere either  
11 right at the end of this month, they're really  
12 getting close, or it's going to be right at the  
13 beginning, very, very beginning, we think, in the  
14 first few days of December. Of course, the  
15 contractor has his time, he can call that or when  
16 he's done, get it inspected, get it done. He thinks  
17 he can provide and he's dedicated, he wants to  
18 provide. He wants to get this thing in this first  
19 phase done. Once that first phase is done, we'll  
20 then start the process of our second phase  
21 relocation in the next four buildings. We believe

22 we know where everyone is going. We are going to  
23 have a little change in that, as you get into the  
24 final days, so we're still being -- we're still  
25 being somewhat conservative until we know where

16

1 everyone is going, and then once everyone's in  
2 place, we can go full speed ahead from there for the  
3 first time in quite a while.

4 And I do have later on in the agenda  
5 tonight a resolution on tonight's Board to authorize  
6 an A & E firm to start with plans and specs, on 42  
7 units, vacant units, to turn those units and  
8 hopefully in a short while we'll have those units,  
9 which are the worst of our vacant units out there,  
10 turned and ready to go. We will know exactly what  
11 units those are as soon as the contractor is  
12 finished and the relocation consultant in the first  
13 couple of weeks in December is finished with their  
14 work.

15 We do have three initiatives going on,

16 as you know. We've got the roofs for the Housing  
17 Finance Agency essentially complete. We're really  
18 excited about that. We do have the Harrison roofs  
19 starting soon. Permits are being obtained by the  
20 contractor as we speak and they should be starting  
21 that project in the next couple of weeks. We all  
22 fully expect this new Harrison roof to be on before  
23 winter hits and that's our goal with the contractor  
24 is to get that on before the snow flies. So we  
25 should see that work starting in Harrison Gardens in

17

1 the very near future.

2 The exterior tuck pointing work is  
3 complete at Monroe Gardens, save the first three  
4 buildings I've talked to be about the elevators. We  
5 have turned one of two elevators over to the  
6 contractor at Adams Gardens. They're nearing  
7 completion on that. The completion schedule on that  
8 project is just a little bit behind the project over  
9 at Andrew Jackson, so we expect, sort of, around

10 mid-November -- I'm sorry mid-December that that  
11 first elevator at Adams Gardens will be complete,  
12 and they'll be moving on to the second elevator. I  
13 can't wait. As you know, some of you may have heard  
14 at Adams, what we're doing is we have two elevators,  
15 so we didn't need to do a lot of -- a lot of work  
16 there, pre-work, but once we have the new elevator  
17 functioning, right now we're still using one of the  
18 old elevators. So we're constantly maintaining it  
19 because it's taking double the stress of what the  
20 elevators, the two elevators did in the past, and  
21 the two elevators are so old they were breaking  
22 down. So we've been on top of it. When we first  
23 started we had a couple of weeks that we had a  
24 couple of shutdowns, a few shutdowns on the  
25 elevator. Once that first couple of weeks was over,

18

1 the elevator's been running pretty well. I think  
2 we've had two instances of a shutdown that have  
3 lasted about an hour or so, but not bad, so we can't

4 wait for that transition, because then the sole  
5 elevator that will be running, will be a new  
6 elevator. So I'll sleep better at night,  
7 guaranteed, once that is done.

8 At the RAD Fox Hill, we have, I think,  
9 made some significant progress in moving toward the  
10 closing of a loan with the bank at Fox Hill, and,  
11 Harold, do you want to say a thing or two about  
12 where we are?

13 MR. H. FITZPATRICK: Sure, director.  
14 We've been working with the bank to get the final  
15 commitment. You'll recall that I've said that the  
16 last two meetings and it's still true today, and we  
17 are within four points of getting it resolved. I  
18 expect that that will happen by next week. At that  
19 point the HUD material will all be submitted to HUD  
20 for its review, and hopefully we're on schedule for  
21 a closing, as I told you at the last meeting,  
22 probably sometime at the beginning of 2021 into  
23 February, probably.

24 There are no real issues here. It's

25 just that the bank, as we've said before, moves

19

1 extremely slowly.

2 EXECUTIVE DIRECTOR RECKO: Thank you,  
3 sir.

4 COMMISSIONER IMPASTATO: How long  
5 before we start work?

6 MR. H. FITZPATRICK: I'm sorry,  
7 commissioner, was the question once we get all this  
8 done, when can we actually start work on the  
9 building?

10 COMMISSIONER IMPASTATO: I think it's  
11 for Director Recko. Once we -- Director, what do  
12 you estimate we put shovels in the ground once we  
13 get --

14 EXECUTIVE DIRECTOR RECKO: Spring. I  
15 think by the time we get everything into HUD, by the  
16 time we get all the HUD approvals done, get  
17 everything signed and on line, I think we're going  
18 to be in the middle of winter. We still have a ways



19 to go. HUD is traditionally slow on these, so I  
20 think it's still going to be a few months anyway.

21 Harold, do you want any other angle on that?

22 MR. H. FITZPATRICK: Well, after we  
23 close on the financing, then we have to hire  
24 architectural effort with respect to this work in  
25 particular and then go out to bid. So if the

20

1 question is: When do we put a shovel in the ground?

2 I would say next summer at the earliest.

3 EXECUTIVE DIRECTOR RECKO: Being the  
4 optimist, I'll say spring, but we'll push.

5 COMMISSIONER IMPASTATO: What's the  
6 first thing we're going to be doing with Fox Hill?

7 EXECUTIVE DIRECTOR RECKO: We're going  
8 to be going in and doing bathrooms and doing  
9 kitchens, and I got to tell you, I don't have the  
10 scope of work in front of me other than that. We're  
11 going to be doing lighting. We're going to be doing  
12 plumbing, bathroom fixtures, that type of work. I'm

13 trying to remember what else on that scope. We've  
14 been dealing with financing for so long, that that  
15 scope of work has faded into the background for me.

16 COMMISSIONER LEWIT: New patio doors.

17 EXECUTIVE DIRECTOR RECKO: What's that?

18 What's that?

19 COMMISSIONER LEWIT: New doors on the  
20 balconies.

21 EXECUTIVE DIRECTOR RECKO: Thank you.

22 Thank you. New doors.

23 COMMISSIONER IMPASTATO: We have to  
24 relocate residents when you do that?

25 EXECUTIVE DIRECTOR RECKO: No, sir.

21

1 The level of work here will all be done with the  
2 residents occupying the units.

3 COMMISSIONER IMPASTATO: Great.

4 COMMISSIONER FORMAN: Director are we  
5 putting new cabinets in?

6 EXECUTIVE DIRECTOR RECKO: There's not

7 new cabinets for every unit. No, there is not,  
8 Hovie, but we wish we could, but we just aren't --  
9 don't have the money for every unit. If I remember  
10 right, we went out we picked out the oldest and  
11 worst, because we've replaced a number of units over  
12 the years, but I'll be glad to look back and give  
13 you a report on that, but I'd have to take a look  
14 back.

15 COMMISSIONER FORMAN: I just could  
16 remember. I know there was going to be some, but  
17 not all, but that's --

18 EXECUTIVE DIRECTOR RECKO: Yeah.

19 COMMISSIONER FORMAN: That's fine.  
20 There's more important things we have to do.

21 EXECUTIVE DIRECTOR RECKO: Yeah.

22 COMMISSIONER VEGA: Do we have a number  
23 of units that will need to be -- have cabinets  
24 replaced or --

25 EXECUTIVE DIRECTOR RECKO: I'm sorry.

1 What was the question again. I didn't quite hear  
2 that.

3 COMMISSIONER VEGA: Do we already know  
4 what units need to have cabinets replaced?

5 EXECUTIVE DIRECTOR RECKO: Yes.

6 COMMISSIONER VEGA: You know, some  
7 won't but we already know --

8 EXECUTIVE DIRECTOR RECKO: Yes, we do.  
9 Yes, we do. And we can certainly do kind of a  
10 refresher on that. I don't know if we brought it at  
11 some point, gosh, I hate to say it eight months ago,  
12 if not longer, we've been working on this project  
13 for so long on the financing side, Commissioner  
14 Vega, that it wouldn't be bad to have a refresher on  
15 what's going to be done at Fox Hill for everybody,  
16 because it's been a while.

17 Fox Hill, and I should remind everyone,  
18 we want to get over to the RAD base of operation at  
19 Fox Hill. So the Fox Hill project is not a total  
20 renovation of the entire building. We had to pick  
21 and choose some things in order to start this  
22 project that's going to run somewhere around, and I

23 hate to say it, but really just two-and-a-half  
24 million dollars, that money goes fast. So our  
25 concept at Fox Hill is on get our first building

23

1 over into the RAD side, so we can get under a  
2 Section 8 funding stream, which is going to help us  
3 economically in many, many ways, not only on basic  
4 income stream, but also on admin funding and  
5 increases, but I do believe that this is a temporary  
6 project, if you will, for Fox Hill. That once Fox  
7 Hill is closed and the work is done, I believe this  
8 organization, five years from now, maybe after we're  
9 done with our redevelopment on the rest of our  
10 units, should go back and refinance, and take a look  
11 back at Fox Hill, because there is more work to be  
12 done in the long term. This project will get us  
13 stabilized. It will give us new, new faucets, new  
14 toilets, so we won't be chasing all these leaks that  
15 we do everywhere, but there will be more work to be  
16 done at Fox Hill, if we want to bring it up to A-1

17 standards. And I think our plan here overall is  
18 that once we close this, we do it in approximately  
19 four or five years, that we go back and do a second  
20 financing over at Fox Hill.

21 COMMISSIONER IMPASTATO: But you would  
22 say that out of all the buildings on our campus,  
23 that's -- that's the most habitable one or is in the  
24 best shape?

25 EXECUTIVE DIRECTOR RECKO: I think,

24

1 it's -- without a doubt it's in the best shape,  
2 yeah.

3 COMMISSIONER LEWIT: But some of the  
4 best shape is pretty obsolete. There's no  
5 insulation on the building, the baseboards are  
6 electric, kind of a plug-in electric. So we're  
7 paying a whole lot for energy in that building,  
8 which we need to, you know, alter.

9 EXECUTIVE DIRECTOR RECKO: One of the  
10 advantages, for example, and Gary and I have talked

11 a lot about this, is that once we're over on a  
12 Section 8 platform, when we then go and start doing  
13 energy conservation measures, we will then benefit  
14 for any energy dollar we save we will benefit. So  
15 it's going to be a lot of good things that come once  
16 we -- once we go over to the Section 8 funding  
17 stream. There are definitely some energy issues  
18 that we've got. I think those front walls in the  
19 long run are going to be rebuilt and insulated,  
20 without a doubt. We would like to look at a change  
21 in the heating system for Fox Hill. This project  
22 just doesn't have that kind of money at this point.  
23 And if we were to do that, we would be talking about  
24 tax credits, we would be talking about a  
25 multi-layered financing package, and that, in

25

1 itself, would take a couple of more years. So we as  
2 a group and a Board made a -- the Board also made  
3 the decision, what, almost two years ago, I can't  
4 remember the timeline anymore, that it would be best

5 to go to Fox Hill, do what we can with this and then  
6 move on to the other ones and come back to Fox Hill.  
7 I still think that's a good decision.

8 COMMISSIONER LEWIT: Now, by Fox Hill  
9 going into RAD, does that sort of help of transition  
10 into the RAD program for accounting and the whole  
11 list of things that have to be done, I guess, on the  
12 finance side once buildings leave HUD.

13 EXECUTIVE DIRECTOR RECKO: Without a  
14 doubt, and then that's kind of one of the things  
15 that I've viewed this as a great opportunity to do,  
16 because it is going to train this housing authority  
17 how to do this, okay?

18 COMMISSIONER LEWIT: Okay.

19 EXECUTIVE DIRECTOR RECKO: It is going  
20 to give us that first building with a pretty  
21 straightforward project that we can go into the RAD  
22 model and figure out how to do it all because it's a  
23 change, we're going to have to do our accounting  
24 differently, it's going to be a stand-alone  
25 development that lives and dies by itself. It's



1 going to be a different way of receiving the funds,  
2 a different way of doing all almost all of the  
3 business that we do, and I can't wait to make it  
4 happen.

5 So it's coming to fruition finally and  
6 it's been frustrating that it hasn't before this,  
7 but we're getting there. All right. More on that.  
8 Thank you. Where was I? Okay, on the RAD.

9 On the CDBG, the boiler replacement is  
10 essentially complete. Some punch list items and  
11 working on the startups this past month for the  
12 winter. We've worked with the HPD on areas that are  
13 going to need, and they are requesting and we are  
14 requesting camera upgrades, that is our next step  
15 with the remainder of our CDBG money for the next  
16 year through the City, and we've already have our  
17 engineering architectural folks working on the specs  
18 for the camera upgrades. I should say it's not A &  
19 E Architectural, it's our technical consultant

20 that's working on the camera upgrades for us. So we  
21 should be able to put that package together and get  
22 it to you fairly soon.

23 COMMISSIONER IMPASTATO: Is that  
24 software thing?

25 EXECUTIVE DIRECTOR RECKO: Well, it's

27

1 primarily what I'm talking about now is primarily  
2 the hardware. We're doing new cameras.

3 COMMISSIONER IMPASTATO: And we spent a  
4 ton of money on the cameras, right?

5 EXECUTIVE DIRECTOR RECKO: Oh, yeah,  
6 yeah.

7 COMMISSIONER IMPASTATO: So now we're  
8 going to go spend more money on the cameras?

9 EXECUTIVE DIRECTOR RECKO: Yes, we are.  
10 We found areas, we've got a great system and I  
11 think -- I think you heard that, Commissioner, with  
12 the Chief, that we use the system a lot and they  
13 love it, but we've been working with them, you know,

14 we found some areas along Jackson that they wanted  
15 some extra coverage, we found some areas back along  
16 the light rail that the existing cameras just don't  
17 reach correctly, we've got some areas inside that we  
18 want extra coverage on, so this gives us an  
19 opportunity to grow the system and make sure we have  
20 things pointing in the right direction. They, along  
21 with us, wanted some other PTZ cameras, the pan tilt  
22 zoom cameras, that you can set that will look at a  
23 certain area and you can move over to another  
24 certain area, so we've worked with our consultant  
25 and the police department identifying all those

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1 areas, we've got them identified. Emil and I met  
2 with the technical consultant, I don't know, a  
3 couple of weeks ago now, and he's starting to work  
4 those figures up and see where that leads us.

5 COMMISSIONER IMPASTATO: But on the  
6 priority list for our housing authority, the cameras  
7 are number one to where we should be spending the

8 money or the CDBG money?

9 EXECUTIVE DIRECTOR RECKO: Yeah there's  
10 really two issues on that, which is tough issues,  
11 because crime is an issue and accountability is an  
12 issue. So we've developed what I think is a really  
13 good system with the police. So you're always  
14 thinking: What is the greatest priority? The  
15 second is that we were able to get this funded  
16 through the city CDBG program, which just doesn't  
17 fund anything. So we want to continue quality on  
18 our camera systems, continue to utilize those  
19 systems and upgrades come around, and so we  
20 definitely made the decision that through the CDBG  
21 grant money that the camera system upgrades were a  
22 good thing to do. And in the future, as we do those  
23 CDBG grants, you know, this Board will always have a  
24 say in that. This is an application we put in and  
25 we were approved for it, but in the future we'll

1 definitely be talking to you about if you've got

2 other ideas.

3 COMMISSIONER IMPASTATO: Well, what do  
4 you mean by that? The application was put in just  
5 for the security cameras?

6 EXECUTIVE DIRECTOR RECKO: And the  
7 boilers. Yeah. The boilers and the security  
8 cameras.

9 COMMISSIONER IMPASTATO: But what else  
10 under that --

11 MR. KOTHERITHARA: Excuse me, if I may  
12 chime in, it wasn't for the boilers. It was for  
13 generator replacements.

14 EXECUTIVE DIRECTOR RECKO: Sorry, Emil.  
15 Thank you. Go on. Go on.

16 COMMISSIONER IMPASTATO: Was the  
17 generator replacement from the Sandy money?

18 MR. KOTHERITHARA: So the from the  
19 Sandy money back in 2012, we were able to replace  
20 six generators. The Authority has a total of 15  
21 generators. Insurance directly paid for one  
22 generator at Fox Hill. We used Sandy monies to  
23 replace six, but there remains eight other

24 generators that this CDBG allocation will allow us  
25 to replace.

30

1 COMMISSIONER IMPASTATO: And what's the  
2 total amount for the CDBG money for that?

3 MR. KOTHERITHARA: Excuse me, just give  
4 me a moment. It's approximately \$475,000, excuse  
5 me. For the generators we're going to be receiving  
6 \$543,000 and for the cameras well be receiving  
7 \$100,000.

8 COMMISSIONER IMPASTATO: Okay. And in  
9 that application, what other items could -- I'll  
10 just name a few and you tell me if they would be  
11 covered under that application, CDBG money.

12 So maintenance, maintenance and repairs  
13 to units.

14 EXECUTIVE DIRECTOR RECKO: I don't  
15 believe so.

16 MR. KOTHERITHARA: Typically, it has to  
17 be a capital improvement.

18           COMMISSIONER IMPASTATO: That's not a  
19 capital --

20           MR. H. FITZPATRICK: Commissioner, this  
21 is Harold Fitzpatrick. Definitely anything in the  
22 category of maintenance would not be something HUD  
23 would approve under CDBG.

24           COMMISSIONER SMITH: What about -- I'm  
25 sorry, to jump in, if I may, what about a roof

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1 repair? Wouldn't that fall under a capital  
2 improvement?

3           COMMISSIONER LEWIT: No.

4           MR. H. FITZPATRICK: Yes, it could.

5           COMMISSIONER LEWIT: It has to be a  
6 roof replacement, I think.

7           MR. KOTHERITHARA: Yes, it has to be a  
8 replacement, I agree.

9           COMMISSIONER VEGA: Cabinets don't go  
10 under a capital improvement?

11           COURT STENOGRAPHER: I'm sorry,

12 Lissette, I didn't hear you too well.

13 COMMISSIONER VEGA: Cabinets and other  
14 bigger expenditures, don't go under capital  
15 improvements.

16 MR. H. FITZPATRICK: If I --

17 EXECUTIVE DIRECTOR RECKO: I don't know  
18 if CDBG would do cabinets. We can certainly find  
19 out, but we restrict our applications to the more  
20 major systems that we have. We do not want to be in  
21 the situation where we get a major power outage and  
22 our emergency generators aren't working. We just  
23 can't be in that situation. You know, if we get  
24 another Sandy and our power is out for weeks, we are  
25 going to be asked: Why didn't you replace those

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1 generators when you had a chance to? And I think  
2 we've -- and I have based our decisions as much as  
3 possible here, on many of the major systems that  
4 just need to be replaced. If we ignore them, our  
5 elevator systems, our boiler systems, if we ignore



6 them, we ignore them at our peril and, I believe, at  
7 our residents' peril.

8 COMMISSIONER IMPASTATO: Well, as long  
9 as -- yeah, as long as you tell me that we can't be  
10 fixing residents' units with that money, then that  
11 answers my question.

12 You would agree if we could, we would  
13 be using a hundred percent of the money to do that,  
14 right?

15 EXECUTIVE DIRECTOR RECKO: I believe  
16 that if I had a choice to do residents' units or  
17 emergency generators, that I would still choose  
18 emergency generators.

19 COMMISSIONER SMITH: I would agree with  
20 the -- I'm sorry, Andrew, to cut you off. I would  
21 agree with the generators. I don't know if I would  
22 use \$100,000 for cameras.

23 COMMISSIONER IMPASTATO: Yeah.

24 COMMISSIONER SMITH: If we could use  
25 that money to improve our tenants' units, I don't

1 know if that's the way to go.

2 And while I do agree with the concerns  
3 about the security and, obviously the, crime  
4 concerns, again, like Andrew said, I don't know if a  
5 \$100,000 for cameras is the right prioritization of  
6 the money.

7 CHAIRMAN MELLO: I do want to note for  
8 everybody's edification that that was done when I  
9 was still in the City Council in the wake of a  
10 murder in the Housing Authority, and that was --  
11 there was a lot of support for that outside of the  
12 Housing Authority amongst Council Members and the  
13 Mayor at the time and different people. So that's a  
14 big part of why that happened.

15 EXECUTIVE DIRECTOR RECKO: And our  
16 crime rates continue to be a challenge. It's a  
17 fight that we just can't stop fighting, but again,  
18 we can -- you know, we always have room for  
19 disagreement on where priorities are on this. We  
20 can understand that.

21                   **COMMISSIONER FORMAN:** Look at the  
22           apartments, if you let your security guard down, you  
23           let your security cameras lapse, you're going to  
24           have a problem down, that's for sure.

25                   **COMMISSIONER SEITZMAN:** Yeah, I agree

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1           with Hovie. Especially now you need to have -- you  
2           need security, maybe we could find less expensive  
3           cameras or you can go back and do some due diligence  
4           but you have to have the security cameras.

5                   **COMMISSIONER FORMAN:** Cameras are like  
6           computers. Their lifespan isn't much, isn't long,  
7           because technology moves it so far and fast that  
8           it's in the blink of an eye, within a year or half a  
9           year those cameras are obsolete like a laptop.

10                   **COMMISSIONER VEGA:** Agreed, but PTZ  
11           cameras are more expensive and unless somebody is  
12           actually looking at them real time, it doesn't make  
13           good sense.

14                   **EXECUTIVE DIRECTOR RECKO:** Well, where

15 we found them that very useful is when we get  
16 information that something is going to happen  
17 somewhere, that there's going to be an issue that  
18 happens tonight or tomorrow morning, and/or we've  
19 got a particular hangout spot or an area we want to  
20 watch, we find them to be very useful in those  
21 circumstances. But most of them aren't. We've got  
22 a few I think, selectively-placed cameras there, but  
23 most of them are fixed cameras. All right. Thank  
24 you.

25 We've got the gate upgrades contract

35

1 for Fox Hill and Adams is under contract and  
2 depending on the weather, the contractor is doing  
3 some middles and ordering materials, and we hope the  
4 weather holds out for him to be able to put those  
5 parking gates back in operation at Adams and Fox  
6 Hill Gardens. We've been looking for a way to fund  
7 those for a long time, so I'm excited about finally  
8 getting that done.

9 COMMISSIONER IMPASTATO: Are we seeing  
10 a problem with Fox Hill and, like, the security of  
11 the parking lot there?

12 EXECUTIVE DIRECTOR RECKO: Yeah, we've  
13 got neighborhood folks that are coming in and  
14 parking, we've got folks that abuse it quite a bit,  
15 and the residents at Fox Hill have made it very  
16 clear to me that they are interested in going back  
17 to having the integrity of that fence line around  
18 their property restored again, because with the  
19 opening at those gates, people are coming in,  
20 walking their dogs, they're having those issues, and  
21 they have really clearly asked me at resident  
22 meetings, and this goes back a few years now, to  
23 have those gates restored back in working order as  
24 they were before Sandy hit.

25 COMMISSIONER IMPASTATO: What's the

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1 total cost of that gate?

2 EXECUTIVE DIRECTOR RECKO: Emil, you

3 with us?

4 MR. KOTHERITHARA: For all five sites,  
5 for all five gates. So there are three at Fox Hill  
6 and two at Adams, it's going to be a total of  
7 110,100. The other thing to add to that is that we  
8 are losing some points when HUD comes in and does  
9 their REAC inspection because those gates are not  
10 functioning.

11 EXECUTIVE DIRECTOR RECKO: The Adams  
12 sewer project is nearing completion, a bit more tile  
13 work, and then we're doing over there, thank  
14 goodness.

15 I should note we do have a special  
16 Board Meeting coming up on December 3rd at 7 o'clock  
17 p.m. If you remember, that's to review the ACOP.  
18 The meeting will be reviewed -- a total review of  
19 that document. We also will be having at least one  
20 Resident Advisory Board meeting before that meeting  
21 coming up here in the next couple of weeks, and  
22 we'll be going through that document with the  
23 Resident Advisory Board very in detail as well.

24 We did receive two proposals for the

25 use of Project-Based Vouchers in response to our

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1 request for proposals. We are working now on  
2 finding the final funding for that, we did have a  
3 funding shortfall for our project-based vouchers.  
4 We will not initially be able to fund as many units  
5 as we anticipated or wanted to, but we are working  
6 with the proposer on that, particularly for one of  
7 the proposed projects. We're working a plan to fund  
8 that project unit even at a lower level that we  
9 could add units to as time goes by. As a result of  
10 that, I know we were talking about opening up the  
11 Section 8 waiting list in a lottery fashion. I put  
12 that on hold for now until we've gotten to the other  
13 side of the project-based voucher project, so we  
14 know exactly where we're going to stand with that  
15 and where our funding is going to lie for the next  
16 few years with Section 8 voucher program.

17 I did authorize -- I told you last  
18 month, I authorized a study on the back exterior

19 facade at Monroe Gardens. It does turn out that  
20 we've got some developing problems back on that  
21 exterior in the back of Monroe. We are moving ahead  
22 with getting an architect engineering firm to do the  
23 bid package specs on that project, and we'll be  
24 bidding that work out just as soon as we possibly  
25 can. If you go back to Monroe, step back from

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1 Monroe in the parking lot in the back of the  
2 building, to the right of the building you just look  
3 up that wall you will see that there are issues at  
4 the top of each window going over, there's a  
5 retaining piece in there that is consistently  
6 failing on every floor, and we need to address that  
7 before too long.

8 We have spent extensive time this month  
9 readying the boiler rooms for the coming cold  
10 weather. We did have new boilers in numerous  
11 locations, a new boiler maintenance firm, so we're  
12 working with the contractor to put in the new ones,



13 the new maintenance firm that came in to make sure  
14 our systems are good, we got to spend a long time  
15 with them and I would like to just thank Mr. Mohan  
16 that you haven't heard much about yet for really  
17 taking a lead on that and working with those two  
18 groups to make sure everything is working well, and  
19 to make sure our boilers stay functioning. It's  
20 been taking a lot of work on his part.

21 Major projects I've listed out in the  
22 past month. We've done nine major projects in  
23 units. Now ranging from demolition to tiling to new  
24 bathrooms, through nine of our units throughout our  
25 developments, so we're not sitting around and

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1 waiting. We've got a contractor as you've approved  
2 that we can utilize on these, and we've been in  
3 again to nine units as to extensive work in those  
4 units.

5 On finance, our 2019 audit is almost  
6 complete. We told you last month we'd have it. The

7 auditor doesn't have it for us yet. As soon as they  
8 have it, we'll be bringing it to you.

9 And resident services. Daniel, you  
10 want to say a thing or two about resident services,  
11 and I'll conclude my report.

12 MR. PEREZ: Thank you, Director. I  
13 just want to focus on the nonprofit programs and  
14 services to our community. I want to thank Hoboken  
15 Grace. Every year they do their Christmas exchange,  
16 and that benefits many out of family especially  
17 during the important holiday. Unfortunately, this  
18 year they will not be able to do on-campus  
19 registration that they have done in the past, so we  
20 are referring our community to please submit their  
21 wish list on line and we have posted on our social  
22 media as well as on our web site. I want to thank  
23 the Hoboken Public Library. They resume operations  
24 at the learning center twice a week with their  
25 outdoor booth both Mondays and Thursday from 1 p.m.

1 to 6 p.m., and they're also working on installing a  
2 walk-up window at that location to provide  
3 additional services to the community.

4           Additionally, the Hoboken Food Pantry  
5 will continue there bi-monthly distribution this  
6 month. On the 19th is going to be the final  
7 distribution that they're going to be doing at the  
8 Harrison Gardens Courtyard.

9           In December they're going to be moving  
10 to the 605 gymnasium to accommodate for the winter  
11 months. Hopefully, in the spring or summer they'll  
12 be back to the Harrison Gardens location, so  
13 residents of Andrew Jackson and Harrison will have  
14 to pick up at the 605 gymnasium and residents of  
15 Adams, of course, will pick up at the 124 Grand  
16 Street, Fox Hill and Christopher Columbus will  
17 continue to pick up at the "Y" on 13th Street.

18           So we thank the Hoboken Food Pantry for  
19 amazing support to our community, especially during  
20 these times.

21           I wanted to move forward to speak as to

22 what the City of Hoboken has been doing. I thank  
23 our Director Pelligrini for his effort and support  
24 to our seniors. From time to time he does impromptu  
25 food boxes distribution to our senior buildings and

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1 on the 28th we did two. We supplied food boxes with  
2 dairy products and other important products to our  
3 residents, both Adams and Fox Hill. So we thank the  
4 City of Hoboken, Director Pelligrini at Human  
5 Services for continuing to support our community  
6 with these impromptu events and programs -- excuse  
7 me, impromptu food box distribution.

8 The Resident Advisory Board, which is  
9 not on the snapshot, we continue to work with the  
10 Resident Advisory Board. At this time, we're  
11 conducting Resident Council nominations. Actually,  
12 the deadline for Resident Council nominations was  
13 November 9th. We will follow up with elections in  
14 the next few weeks at each of our developments, so  
15 that way we will have a new Resident Council and new

16 RAD board members coming in December.

17 That's it for me, director. Thank you  
18 so much, Commissioners.

19 COMMISSIONER IMPASTATO: Hey, Daniel,  
20 can you give us an update on the nonprofit SEED  
21 grants that we gave out.

22 MR. PEREZ: Oh, yeah, so the  
23 organizations that received grants were the Act Now  
24 Foundation.

25 COMMISSIONER IMPASTATO: Yeah.

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1 MR. PEREZ: Amazing Truth Society,  
2 which is the karate program.

3 COURT STENOGRAPHER: I'm sorry, what  
4 was that?

5 MR. PEREZ: My apologies.

6 COURT STENOGRAPHER: It's okay.

7 MR. PEREZ: Amazing Truth Society,  
8 which is the karate program that has been operating  
9 at the Housing Authority for over ten years,

10 received a grant to operate services and to provide  
11 services to our community. The Act Now Foundation  
12 also received a grant. And also for senior services  
13 and Hopes also received a grant to operate and  
14 provide services at the Housing Authority. So  
15 those --

16 COMMISSIONER IMPASTATO: How much money  
17 has each one received and what type of services have  
18 been offered so far?

19 MR. PEREZ: So the money that they  
20 receive is based on reimbursement. The only  
21 reimbursement that we have received thus far has  
22 been from the Amazing Truth Society for \$1,500, and,  
23 of course, this is to operate the karate program.  
24 We have not received any reimbursement from the Act  
25 Now Foundation, which provides Alzheimer's support

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1 to families of seniors at the Housing Authority, and  
2 we yet have received any grants or, excuse me, any  
3 reimbursement requests from Hopes at this time,

4 which provides any number of senior services as  
5 well.

6 COMMISSIONER IMPASTATO: And what is  
7 the system to track what services have been rendered  
8 based on the amount of money that's been given and  
9 also what falls under the ability -- like what falls  
10 under the direction of getting monies? So, for  
11 example, if I was a nonprofit, I could request,  
12 let's say, \$1,500 for the gas that it takes me to  
13 get from my house to, you know, the field.

14 MR. PEREZ: No, reimbursable items,  
15 right, will be such as equipment that they will need  
16 to provide services, maybe uniforms that they will  
17 purchase for the kids as well, and other food items,  
18 maybe some field trips, but not to pay for gas for,  
19 you know, the organization to come down to the  
20 Housing Authority to provide the services. It's  
21 solely --

22 COMMISSIONER IMPASTATO: Do you require  
23 receipts?

24 MR. PEREZ: Yes, we do. All the  
25 receipts are submitted to Emil, invoice with a

1 purchase order, and then Emil will cut the check  
2 according to the receipts that meet the requirements  
3 in the RFP.

4 COMMISSIONER IMPASTATO: Great. And  
5 last question. How do we monitor what type of  
6 activities they're doing?

7 MR. PEREZ: So the organizations will  
8 provide a detail of information, right, a summary of  
9 some of the programs and services that they have  
10 been providing throughout the year. So this is a  
11 report that we're going to get quarterly, but  
12 because of Covid, many of the organizations have not  
13 been operating.

14 COMMISSIONER IMPASTATO: So can I get a  
15 report on the Amazing Truth Society, what they've  
16 done to date to since we're giving them \$1,500?

17 MR. PEREZ: We will submit that to you,  
18 sir.

19 COMMISSIONER IMPASTATO: Thanks,



20 Daniel.

21 MR. PEREZ: You're welcome, sir.

22 COMMISSIONER SMITH: Chair, if I may, I  
23 just have one more question before the Executive  
24 Director closes his report.

25 CHAIRMAN MELLO: Yes, go ahead, please.

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1 COMMISSIONER SMITH: There was a  
2 question about the delaying of the waiting list, the  
3 opening of the housing choice voucher waiting list.

4 What exactly is causing that delay and  
5 how long approximately do we anticipate it being  
6 delayed?

7 EXECUTIVE DIRECTOR RECKO: We're not  
8 sure yet. We're going to have to -- right now we're  
9 meeting with the fee accountant and the proposers of  
10 the project-based voucher projects, and we're  
11 running the numbers to go out into the future on  
12 Section 8. We only have so much money to give out  
13 under the program. When -- although for example, on

14 Section 8 we can go up to 109 units under  
15 project-based, if we don't have the money to  
16 subsidize 109 units, we need to pull back and not  
17 subsidize that whole 109 units. So it's really a  
18 function how we get increases over time from Section  
19 8. We have two different applications in or more  
20 Section 8 vouchers right now, so we're pushing on a  
21 couple of fronts. As a matter of fact, we're  
22 pushing on a number of fronts to increase the budget  
23 and increase the funding that's coming in for the  
24 Section 8 program this year.

25 What happened with Section 8 over time

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1 here is that our program went from -- Libby, correct  
2 me if I get too far of course, Libia since this is  
3 your last meeting we need to mess with you a little  
4 bit.

5 We had a little over 300 units in our  
6 program a number of years ago. This was probably,  
7 what, ten years ago, and the rents in Hoboken went

8 so high that no one would utilize our vouchers and  
9 we had a really hard time giving any vouchers out.  
10 So consequently, folks would bring the vouchers back  
11 to us. We put them out, they couldn't find a place  
12 to live, they'd bring them back and we wouldn't  
13 utilize them and over time our base, on how many  
14 units we were putting out there and how many units  
15 we had under lease, decreased down to about maybe  
16 about 150 some units, right?

17 MS. DE LA CRUZ: That's correct.

18 EXECUTIVE DIRECTOR RECKO: Yeah. Now,  
19 the way HUD funds you is that they will take the  
20 amount of subsidy that we gave out last year, they  
21 will use that as our base and fund us for that this  
22 next year. So we have to continually increase our  
23 base every year in order to get back up to the 300  
24 or some units that we can have in our program. So  
25 what we're doing now is doing our projections on two

1 and three year tools to see where we're going to be

2 this year and see where we're going to be --

3 COURT STENOGRAPHER: I'm sorry, there's  
4 just a little bit of interference there.

5 EXECUTIVE DIRECTOR RECKO: Is it on my  
6 microphone?

7 COURT STENOGRAPHER: No, you're good  
8 now. You're good now.

9 EXECUTIVE DIRECTOR RECKO: Okay. Thank  
10 you.

11 So we're actively working with that  
12 now. Dave's been working with us on it. He's been  
13 in a meeting on this and we're continuing to work,  
14 we're going back to a meeting tomorrow afternoon,  
15 and I'm sure next week as well.

16 So we're out some strategies as we  
17 speak. And as far as -- Commissioners, as far as  
18 the direct answer right now, to tell you how long  
19 until we can open up the Section 8 waiting list, I'm  
20 in the comfortable telling you that until we have  
21 some more information and some more projections.

22 COMMISSIONER LEWIT: But if we're

23 shifting to the vouchers that are not tenant-based  
24 but are building-based, and the intent here is to  
25 try and supplement the 96 apartments or SRO rooms,

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1 they're hardly apartments, they're about 90 square  
2 feet each for each tenant at the "Y" building, so  
3 right now we're running in debt over there, and we  
4 need to -- we need to get Section 8s to become a  
5 viable institution. So that's what a lot of this is  
6 about, to try and supplement other very low income  
7 units in Hoboken to be viable.

8 CHAIRMAN MELLO: So I guess we're ready  
9 to move on?

10 All Right.

11 Reports to Committees.

12 We had a report on the Public Safety  
13 Committee and the Procurement Committee did meet,  
14 but I think we're going to go over that as we go  
15 through the resolutions.

16 Am I missing anything? Are there any

17 other committee reports? Okay.

18 Then guess we move to the public  
19 comment period.

20 Is there anybody waiting to speak live  
21 the meeting?

22 MS. PRIESTLEY: There is no HHA  
23 e-mails. We do have some chats between Adrian  
24 Rollins, but she's not requesting to speak.

25 CHAIRMAN MELLO: Would she like her

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1 prior-to-7:30 chats read into the record or has she  
2 not indicated one way or the other?

3 MS. PRIESTLEY: She has not. She just  
4 keeps sending --

5 CHAIRMAN MELLO: All right. I'll read  
6 the ones prior to 7:30, which is when we had the  
7 cut-off and the announcement.

8 There are all from Adrian Rollins.  
9 Yes, read into the record. Okay. So I'll read up  
10 to 7:12 comment because after that it's past the

11 deadline. Hello, all. Still mad leaves on ground.

12 COURT STENOGRAPHER: I'm sorry. What  
13 was that?

14 CHAIRMAN MELLO: Adrian Rollins. She's  
15 one of our residents. Hello, all, still mad leaves  
16 on ground and a slipping hazard. My emails all need  
17 to be answered. RIP, Mrs. Lewis. Sandra Kelly is  
18 tired of waiting -- this is at 7:07. Sandra Kelly  
19 is tired of waiting for her doors to be replaced,  
20 and for the windows to be replaced and mold removed  
21 from her unit!! She was told several times that it  
22 would get done several times in the last month and  
23 still, all caps, nothing has been done!! Andrew  
24 Impastato has been in contact with her and knows..  
25 neglect in her unit..shame on you...

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1 Then at 7:10: No -- I believe this is  
2 in response our announcement that Libby is going to  
3 be moving on to the next chapter of her life.

4 No, the only manager in HHA besides

5 Yolanda who knows what she's doing is leaving. Now,  
6 who did he go to get our leases correctly done when  
7 our managers don't do things right?? This stinks.  
8 She used another word, but I'll stick with "sticks."

9 7:12: Will you be posting the minutes  
10 of meetings from past meetings on the web site??  
11 What are you trying to hide? If nothing, then post  
12 them all...

13 All caps, Love you, Libia. Good luck  
14 and keep in touch.

15 I think we'll all follow those remarks,  
16 Libia, we're going to miss you tremendously.

17 All right, so we have to move on to --

18 COMMISSIONER IMPASTATO: Can I chime in  
19 real quick?

20 CHAIRMAN MELLO: Sure.

21 COMMISSIONER IMPASTATO: Just a couple  
22 of things.

23 One, I don't think it's a good idea to  
24 set up -- I don't know how long we're going to be  
25 the Zoom calls, but I don't know if it's a good idea



1 to make a precedent of people chiming in and  
2 comments and then we're to read them all in.

3 CHAIRMAN MELLO: I agree.

4 COMMISSIONER IMPASTATO: Maybe we could  
5 make a rule that if you do want to speak, you speak.  
6 No comments will be read. You will be given time,  
7 of course, your five minutes to read, but that's --  
8 that's one thing.

9 And then the second thing: Are we --  
10 I've gotten questions, are we able to post the Zoom  
11 video of our, you know, meetings here on Facebook,  
12 so that our residents could replay them and watch  
13 them. Are we able to do that?

14 EXECUTIVE DIRECTOR RECKO: Yeah, I'm  
15 sure we can, and I think we're also going to be  
16 looking at posting our Zoom videos on our web site,  
17 which is where we normally post our minutes and our  
18 transcripts. If you look there, our transcripts are  
19 there from all of our previous meetings, except for  
20 the last meeting, and that is because there was an

21 issue with Phyllis passing away right after the  
22 meeting, and we're trying to work that out now on  
23 getting a good transcript. So we're sorry we're  
24 late with that, but that was beyond our control.  
25 But I think if you're looking for a web site, we've

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1 got those, and I believe that it would be a great  
2 idea to post at that same spot, because that's where  
3 you go to look, to post these videos as well on  
4 there. I'm in agreement with that.

5 COMMISSIONER IMPASTATO: Again, the  
6 last comment I had, maybe the new -- maybe Mohan can  
7 could chime in here, but we, obviously, as all  
8 Commissioners, we get a ton of these maintenance  
9 requests, and things are going wrong in units.

10 So, you know, it seems to be that  
11 there's a lot of different problems going on with  
12 the way people put in requests, when they get filled  
13 or looked at.

14 Is there a better system, maybe Mohan

15 could speak to that, that we're missing, and what  
16 his experience is with -- in dealing with some of  
17 these requests?

18 MR. MOHAN: I'm working on that and  
19 very soon I will have some plan to address all the  
20 issues.

21 COMMISSIONER IMPASTATO: You're going  
22 to have a system in place that someone could put in  
23 a request and in a timely fashion it's communicated  
24 to them when they're going to be able to look at it,  
25 because what's happening now is it seems, and I

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1 don't know who is telling the truth or not, but I  
2 don't think our residents are lying, is if they have  
3 a problem, they're putting in or calling or  
4 submitting it to their manager. Sometimes nothing  
5 happens. Sometimes people are saying: Okay, we're  
6 going to stop by your unit tomorrow between one and  
7 three, and nothing happens.

8 And then finally the worst case

9 scenario which is happening a lot is that there's no  
10 communication back and mold goes unanswered and  
11 leaks go unanswered. You know, there's no heat.  
12 You know, there's a lot of stuff. Obviously, our  
13 buildings are in terrible shape. So if you could  
14 just keep that in mind when you come up with this  
15 plan, that would be very helpful.

16 MR. MOHAN: I will. Thank you.

17 EXECUTIVE DIRECTOR RECKO: What I would  
18 request on that topic is please pass them on to me,  
19 please. If you find a resident that's calling you,  
20 I've got a number of Commissioners that do, if they  
21 find that somebody complains, we'll address it.  
22 Like I said earlier, we had nine different units  
23 that we went in and did major work just this past  
24 month on nine different units, and that doesn't  
25 reflect the other units that we've been into that

1 we're fixing pinhole leaks, we're fixing stack  
2 leaks. So please pass them on, and if -- because I

3 need to know if what are my managers is not  
4 promulgating those issues, we need to know. When  
5 we're on our three times a week calls, many of the  
6 managers are saying: Well, how about this issue  
7 here? We've got a unit with a leak here. My  
8 plumber is out sick or my plumber is out here. We  
9 need a plumber to cover for this issue, and we  
10 coordinate those issues on a regular basis.

11 So please pass them on and we will make  
12 special efforts to address them.

13 With this Covid we are trying to focus  
14 on emergency and if somebody has a mold issue or  
15 somebody has an issue that's affecting health and  
16 safety, I think we will get right on it. And if  
17 anything has dropped through the cracks, please feel  
18 free to reach out to us.

19 MS. PRIESTLEY: Excuse me, Chair.

20 Barbara Reyes wants to speak.

21 CHAIRMAN MELLO: Yes. Ms. Reyes,  
22 please go ahead, or Commissioner Reyes. I think  
23 she's coming on now.

24 Commissioner Reyes, can you hear me?

25 COMMISSIONER REYES: Yes, I can hear

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1 you. I'm sorry.

2 CHAIRMAN MELLO: You have the floor.

3 COMMISSIONER REYES: Good evening.

4 First of all, I would like to say I'm sad to see

5 Libby leaving. I wish you the best of luck in your

6 new endeavors and what's coming from here on. You

7 definitely have helped many residents down here, so

8 thank you so much.

9 I also have a few pointers after

10 listening to the this Director's report. Knowing

11 that the second wave is here, basically, have we

12 compiled a list of the seniors that are living in

13 the residential buildings so much we can include

14 them this time around when things are being given to

15 the senior buildings? Only because I personally saw

16 in the last wave -- in the first wave, when the

17 first things happened, that sometimes the

18 residential building disabled individuals and  
19 seniors were kind of left out until it was informed  
20 that, you know, this person didn't get it or didn't  
21 receive anything. So I'm hoping that this is  
22 something that you guys are working on, so that when  
23 this does happen, that we're on the ball and no one  
24 gets left out, especially a disabled person or a  
25 senior.

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1 My second comment is on the cameras.  
2 Although I agree with the Hoboken Police Department,  
3 I've also met with them and the director, and that  
4 camera are very important. How important or how  
5 valuable are they is when they're not being  
6 monitored is my biggest issue. As a resident, I  
7 live here, I know what goes on, I experience it  
8 firsthand, and the only way those cameras are looked  
9 at back again is if a complaint is filed, and you  
10 have to go through the police department and you  
11 have to file a report and you have to do this and

12 you have to do that, and you're spending \$100,000 on  
13 cameras that no one is monitoring. That's the issue  
14 personally.

15 But my next thing is as far as the food  
16 pantry, I know the food pantry does give food to the  
17 individuals at Harrison and Andrew Jackson once a  
18 month and last month I believe or the month before  
19 they did in the evening, which was the first time  
20 that I was able to see firsthand because I work  
21 during the day. And I was a little bit concerned  
22 and I did bring this issue to Danny's attention,  
23 there was no social distancing. The actual line was  
24 around the corner on Harrison Street to the parking  
25 lot past 311 Harrison parking lot. There was

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1 seniors, there are adults, you know, families there,  
2 and there was no social distancing, and I understand  
3 it may be hard to keep it, but maybe they need to  
4 have a better system, where if you're already on the  
5 list then those -- those food packages are all put



6 to one side and given out briefly, and then the  
7 people that are coming in and actually signing up,  
8 maybe they should be put on a different line.

9 Because it was just -- it was chaotic, to be honest  
10 with you.

11 My next thing is the exterminations,  
12 Director, with the capital, what they're doing,  
13 especially in 560 with the elevators, I know many  
14 residents have complained that they now have roaches  
15 and mice in the apartments, that there's been  
16 infestation, and I know that we have had a problem  
17 with the extermination wanting to come into the  
18 buildings because of the Covid-19, which is  
19 understandable, but is there any way that we can  
20 have extermination, maybe in the common areas in the  
21 hallways or so forth, because people's apartments  
22 are being -- well, actually, you know, they're just  
23 -- they just have mice and roaches. I mean, I  
24 can -- I can give you examples of apartments that  
25 have -- that never had them and have them now, and,

1 you know, when you tell us with them, we tell them,  
2 you know what, they're doing the elevators, that's  
3 usually what happens, but, and then my last thing is  
4 we spoke about the conditions of the apartments and  
5 as a resident I must say, yes, I stand up for the  
6 residents, but when the residents are wrong, they're  
7 wrong. A lot of the issues in these apartments have  
8 to do with the way the tenants are keeping the  
9 apartments. We can't blame it all on housing. It  
10 also comes down to housekeeping. I personally  
11 experienced something this last month with the  
12 residents from down here, where I cannot understand  
13 how housing didn't pick up this issue. And this is  
14 the importance of yearly inspections being done  
15 because how long was this individual living in those  
16 conditions that housing had no idea about?

17 So, again, these are just, you know,  
18 things that I see that I hear from the community and  
19 from the residents, and I just -- you know, I want  
20 to give you guys feedback when, you know, and you  
21 guys could reach out to me any time you look in

22 reference to some of the issues or anything that I  
23 spoke about. So thank you, guys, for your time.

24 EXECUTIVE DIRECTOR RECKO: Thank you  
25 Barbara.

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1 COMMISSIONER FORMAN: Thank you,  
2 Barbara.

3 COMMISSIONER LEWIT: Thank you.

4 CHAIRMAN MELLO: Okay. So there's  
5 nobody else waiting, is there?

6 MS. PRIESTLEY: No one else.

7 CHAIRMAN MELLO: Okay. Great. So then  
8 we'll move on to there's no unfinished business.  
9 Then the reading and approval of the minutes of the  
10 previous meeting. A resolution to approve the  
11 minutes. Resolution 2020-11.01, A Resolution to  
12 approve the minutes for the October 8th, 2020,  
13 meeting.

14 Do I have a motion?

15 COMMISSIONER SEITZMAN: Motion.

16 CHAIRMAN MELLO: And a second?

17 COMMISSIONER LEWIT: Second.

18 CHAIRMAN MELLO: Could we have the vote  
19 please, Director.

20 EXECUTIVE DIRECTOR RECKO: H. Forman?

21 COMMISSIONER FORMAN: Yes.

22 EXECUTIVE DIRECTOR RECKO: A.

23 Impastato?

24 COMMISSIONER IMPASTATO: I'm sorry,  
25 these minutes because of what happened, we don't

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1 have them posted or --

2 EXECUTIVE DIRECTOR RECKO: They should  
3 be in your book and they will be posted after  
4 they're approved.

5 COMMISSIONER IMPASTATO: Oh, okay. So  
6 okay, got it, yes.

7 EXECUTIVE DIRECTOR RECKO: A. Lewit?

8 COMMISSIONER LEWIT: Yes.

9 EXECUTIVE DIRECTOR RECKO: D. Mello?

10 CHAIRMAN MELLO: E. Seitzman?  
11 COMMISSIONER SEITZMAN: Yes.  
12 EXECUTIVE DIRECTOR RECKO: L. Smith?  
13 COMMISSIONER SMITH: Yes.  
14 EXECUTIVE DIRECTOR RECKO: L. Vega?  
15 COMMISSIONER VEGA: Yes.

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1 CHAIRMAN MELLO: All right. Resolution  
2 No. 2020-11.02.  
3 A Resolution authorizing the payment of

4 the monthly list of bills for the Hoboken Housing  
5 Authority.

6 Do I have a motion?

7 COMMISSIONER SEITZMAN: Motion.

8 CHAIRMAN MELLO: Second?

9 COMMISSIONER LEWIT: Second.

10 CHAIRMAN MELLO: All right. Any  
11 questions or comments?

12 COMMISSIONER IMPASTATO: I have a  
13 couple of questions/comments, Chair.

14 CHAIRMAN MELLO: Yeah. You're  
15 recognized. Thank you.

16 COMMISSIONER IMPASTATO: Thank you.

17 Okay. So the Slade Elevator  
18 Industries, 13,000 could we just start putting  
19 where, what building that is as we go here with the  
20 list of bills?

21 Emil, if you could just note, like  
22 you've been doing with the vehicles, what building  
23 that maintenance and repair was for, that would be  
24 helpful for me.

1 exhaustive list. I could do my best, but it's not  
2 like the vehicles where we're servicing one or two  
3 vehicles a month. The elevator might do a service  
4 call at 540 and then run to 400 and then run to  
5 Harrison Gardens, and some might be minor and some  
6 might be major.

7 COMMISSIONER IMPASTATO: Okay, okay. I  
8 got you. All right. I thought 13,000 was for one  
9 specific one, but that makes sense. I don't want  
10 to -- yeah, that's cool.

11 Grainger, purchase of thermometers.  
12 Just curious, how many did we get and what type?

13 MR. KOTHERITHARA: I don't know that  
14 off the top of my head. I could look into that  
15 and --

16 EXECUTIVE DIRECTOR RECKO: Lourdes, do  
17 you have a better idea, an approximation, because I  
18 know Lourdes handled the project.

19 MS. PRIESTLEY: No, it was to your  
20 Tasha who did who the purchasing on it. Yeah, she  
21 did the research on it.

22 MR. MOHAN: That was like a \$20 or \$30  
23 item and we bought four of them because tenants  
24 complained in the winter that they are very cold and  
25 then they wanted to check the temperatures.

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1 EXECUTIVE DIRECTOR RECKO: We're  
2 talking about these things.

3 MR. MOHAN: Yes.

4 EXECUTIVE DIRECTOR RECKO: We're  
5 talking about these types that when somebody comes  
6 into my office I'll take their temperature?

7 MR. MOHAN: Yeah, well, we got them for  
8 room temperatures.

9 EXECUTIVE DIRECTOR RECKO: All right,  
10 okay.

11 COMMISSIONER IMPASTATO: Is that a  
12 Covid?



13 MR. MOHAN: No, it was not Covid.  
14 Complained -- complaints were some of the tenants  
15 that they were feeling cold at nighttime.

16 EXECUTIVE DIRECTOR RECKO: We're  
17 talking about two different things here.

18 MR. MOHAN: Oh, okay.

19 EXECUTIVE DIRECTOR RECKO: Yeah, I  
20 think, Mo, I think the Commissioner is asking about  
21 the purchase of these --

22 MR. MOHAN: Oh, well, then I don't  
23 know.

24 EXECUTIVE DIRECTOR RECKO: It could be  
25 a Covid expense.

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1 MR. KOTHERITHARA: Yeah, I agree. I'll  
2 look at it again, and we could probably justify that  
3 as a Covid expense, and I'll put the detail on that  
4 \$258.

5 COMMISSIONER IMPASTATO: Thank you.  
6 And then the last one I had, the last question is

7 the \$1,500 for Ray Rodriguez. Reimbursement for  
8 equipment purchased December 2020.

9 Now --

10 MR. KOTHERITHARA: So I'll chime in and  
11 just let you know that I do have that mislabeled.

12 That should be Amazing Truth Society, so that is  
13 part of this contract. So it is not --

14 COMMISSIONER IMPASTATO: So that check  
15 is being written to, is nonprofit, correct?

16 MR. KOTHERITHARA: That's correct.

17 That's correct.

18 COMMISSIONER IMPASTATO: And this  
19 equipment, though, this equipment we're receiving  
20 receipts for.

21 MR. KOTHERITHARA: Yes, absolutely.

22 COMMISSIONER IMPASTATO: This is not  
23 equipment that was lost or stolen, as he says, from  
24 previous years.

25 MR. KOTHERITHARA: So we do have

1 receipts on what he has purchased for that \$1,500.

2 COMMISSIONER IMPASTATO: And what are  
3 the dates on those receipts?

4 MR. KOTHERITHARA: I'm looking through  
5 a couple and it's -- there's recent ones from --  
6 there is reimbursements for jerseys purchased,  
7 November 2019. I'm not sure. There is a number of  
8 receipts that, I'm not sure if you want me to go  
9 through each and every one right now.

10 COMMISSIONER IMPASTATO: These are all  
11 for 2020, right?

12 MR. KOTHERITHARA: So that one was  
13 November of 2019, that I just mentioned.

14 COMMISSIONER IMPASTATO: Yeah. So, I  
15 mean, we should not be approving anything for 2019.  
16 This is obviously a program that we're giving grants  
17 to nonprofits that started for the year 2020 and  
18 that money should be spent for 2020 for programming.  
19 I just -- I don't think -- we're going to get into a  
20 weird situation if we're paying for things that were  
21 in the past.

22 EXECUTIVE DIRECTOR RECKO: I agree with

23 that. I agree with that, Commissioner.

24 COMMISSIONER IMPASTATO: Yeah, thank  
25 you. Okay.

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1 EXECUTIVE DIRECTOR RECKO: I agree with  
2 that.

3 COMMISSIONER IMPASTATO: So can he do  
4 this? Could can we pull that? Well, you already  
5 did it, right? Has this been paid?

6 MR. KOTHERITHARA: No. So we are  
7 requesting your approval. So if you wanted to have  
8 that pulled, I think, and counsel can correct me if  
9 I'm wrong, you would have to make a motion to amend  
10 the list of bills.

11 COMMISSIONER IMPASTATO: Is that right?

12 MR. H. FITZPATRICK: That is -- that's  
13 correct, Emil is correct. If that's your proposal  
14 Commissioner Impastato, my suggestion is that you do  
15 as Emil described, which is to introduce a  
16 resolution to amend the list of bills to remove that

17 item, and if it passes, then that means that the  
18 list would be amended and then considered without  
19 that item being paid, and I assume at that point  
20 some future consideration would be given to it.

21 COMMISSIONER IMPASTATO: Okay. So I'd  
22 like to make a motion for introduction of a  
23 resolution that eliminates the Ray Rodriguez line  
24 no. 3 of \$1,500 from this list of bills.

25 CHAIRMAN MELLO: Second to motion to

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1 remove that line item.

2 If we could have a vote, please,  
3 Director.

4 COURT STENOGRAPHER: Your voice is not  
5 on.

6 EXECUTIVE DIRECTOR RECKO: Sorry about  
7 that.

8 Hovie Forman?

9 COMMISSIONER FORMAN: Yes.

10 EXECUTIVE DIRECTOR RECKO: A.

11 Impastato?

12 COMMISSIONER IMPASTATO: Yes.

13 EXECUTIVE DIRECTOR RECKO: A. Lewit?

14 COMMISSIONER LEWIT: Yes.

15 EXECUTIVE DIRECTOR RECKO: D. Mello?

16 CHAIRMAN MELLO: Yes. E. Seitzman?

17 COMMISSIONER SEITZMAN: Yes.

18 EXECUTIVE DIRECTOR RECKO: L. Smith?

19 COMMISSIONER SMITH: Yes.

20 EXECUTIVE DIRECTOR RECKO: L. Vega?

21 COMMISSIONER VEGA: Yes.

22 CHAIRMAN MELLO: All right. Any other

23 questions or can we vote as amended?

24 All right. If we could call a vote on

25 the list of bills as amended.

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1 EXECUTIVE DIRECTOR RECKO: And do you

2 need a motion?

3 COMMISSIONER IMPASTATO: Motion.

4 CHAIRMAN MELLO: There's a motion.

5 I'll second that. All right.

6 If we could have the vote, please?

7 EXECUTIVE DIRECTOR RECKO: H. Forman?

8 COMMISSIONER FORMAN: Yes.

9 EXECUTIVE DIRECTOR RECKO: A.

10 Impastato?

11 COMMISSIONER IMPASTATO: Yes.

12 EXECUTIVE DIRECTOR RECKO: A. Lewit?

13 COMMISSIONER LEWIT: Yes.

14 EXECUTIVE DIRECTOR RECKO: D. Mello?

15 CHAIRMAN MELLO: Yes.

16 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

17 COMMISSIONER SEITZMAN: Yes.

18 EXECUTIVE DIRECTOR RECKO: L. Smith?

19 COMMISSIONER SMITH: Yes.

20 EXECUTIVE DIRECTOR RECKO: L. Vega?

21 COMMISSIONER VEGA: Yes.

22 MR. M. FITZPATRICK: Commissioner Vega,

23 I'm not sure we heard your vote.

24 CHAIRMAN MELLO: I think a thumbs up

25 counts in Zoom times.

1           CHAIRMAN MELLO: All right. Resolution  
2           2020-11.03.

3           A Resolution of the Housing Authority  
4           of the City of Hoboken to enter into a Collective  
5           Bargaining Agreement for Residential Construction  
6           with LIUNA Residential Construction and General  
7           Services Workers Local Union No. 55.

8           Do I have a motion?

9           COMMISSIONER SEITZMAN: Motion.

10          CHAIRMAN MELLO: Did I have a second?

11          COMMISSIONER LEWIT: Second.

12          CHAIRMAN MELLO: Any questions? Or  
13          comments? If we could have a vote, please,  
14          Director?

15          EXECUTIVE DIRECTOR RECKO: H. Forman?

16          COMMISSIONER FORMAN: Yes.

17          EXECUTIVE DIRECTOR RECKO: A.

18          Impastato?

19          COMMISSIONER IMPASTATO: Yes.



20 EXECUTIVE DIRECTOR RECKO: A. Lewit?  
21 COMMISSIONER LEWIT: Yes.  
22 EXECUTIVE DIRECTOR RECKO: D. Mello?  
23 CHAIRMAN MELLO: Yes.  
24 EXECUTIVE DIRECTOR RECKO: E. Seitzman?  
25 COMMISSIONER SEITZMAN: Yes.

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1 EXECUTIVE DIRECTOR RECKO: L. Smith?  
2 COMMISSIONER SMITH: Yes.  
3 EXECUTIVE DIRECTOR RECKO: L. Vega?  
4 COMMISSIONER VEGA: Yes.

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1           **CHAIRMAN MELLO: All right. Resolution**  
2           **2020-11.04. Resolution of the Housing Authority of**  
3           **the City of Hoboken to increase the amount of the**  
4           **contract for General Engineering Services.**

5           **Do I have a motion?**

6           **COMMISSIONER SEITZMAN: Motion.**

7           **CHAIRMAN MELLO: Do I have a second?**

8 COMMISSIONER LEWIT: Second.

9 CHAIRMAN MELLO: Questions or comments?

10 If we could have a vote, please.

11 EXECUTIVE DIRECTOR RECKO: H. Forman?

12 COMMISSIONER FORMAN: Yes.

13 EXECUTIVE DIRECTOR RECKO: A.

14 Impastato?

15 COMMISSIONER IMPASTATO: Yes.

16 EXECUTIVE DIRECTOR RECKO: A. Lewit?

17 COMMISSIONER LEWIT: Yes.

18 EXECUTIVE DIRECTOR RECKO: D. Mello?

19 CHAIRMAN MELLO: Yes.

20 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

21 COMMISSIONER SEITZMAN: Yes.

22 EXECUTIVE DIRECTOR RECKO: L. Smith?

23 COMMISSIONER SMITH: Yes.

24 EXECUTIVE DIRECTOR RECKO: L. Vega?

25 MR. M. FITZPATRICK: Commissioner,

1 Vega, I think we didn't hear you again.

COMMISSIONER VEGA: Sorry.

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1           **CHAIRMAN MELLO:** All right. Resolution  
2           2020-11.05. A resolution of the Housing Authority  
3           of the City of Hoboken to purchase two vehicles.

4           Do I have a motion?

5           **COMMISSIONER SEITZMAN:** Motion.

6           **CHAIRMAN MELLO:** Do I have a second?

7           **COMMISSIONER FORMAN:** Second.

8           **CHAIRMAN MELLO:** Any questions or  
9           comments?

10           **COMMISSIONER IMPASTATO:** Yeah, I have a  
11           a couple of comments here and questions.

12           **CHAIRMAN MELLO:** Go ahead.

13           You have the floor.

14           **COMMISSIONER FORMAN:** So, I mean, I'm  
15           just -- I'm not confused, but I have a problem with  
16           this one just because, obviously, our, you know,  
17           we're tight for cash and we're tight on a budget,

18 and \$50,000, a little over \$50,000 for vehicles  
19 is -- we don't have a very big campus and we have  
20 this fleet of vehicles that is about, you know, one,  
21 two, three, four, five, six, seven, eight, nine, 10,  
22 11, 12 vehicles, and we're constantly -- you know, a  
23 lot of these vehicles are 2013 and up. So, you  
24 know, if we need to shift one from a property  
25 manager to somebody else or we need to shuffle in,

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1 you know, maybe someone needs to -- a general  
2 maintenance guy needs something, a smaller vehicle  
3 that we have, I just don't think we're in a position  
4 to be buying two brand new vehicles in this type of  
5 climate in our type of financial shape.

6 My questions then, after those comments  
7 are: Did the new maintenance director, is he  
8 driving the 2017 Ford F-250?

9 EXECUTIVE DIRECTOR RECKO: No, he is  
10 not. He's driving --

11 COMMISSIONER IMPASTATO: Who's driving

12 that?

13 EXECUTIVE DIRECTOR RECKO: He's driving  
14 the Patriot right now. The Explorer that was used  
15 by the former maintenance director, which is that  
16 vehicle, has been given over to a maintenance  
17 supervisor, who is the person that's going to be in  
18 control of our snow removal this coming year, and if  
19 you remember our last maintenance director, kind of,  
20 liked to do so snow removal, but it wasn't proper  
21 for him to do. But our maintenance supervisor is  
22 taking over our snow removal operations here and we  
23 moved that vehicle, which is fully snow removal  
24 equipped, over to that maintenance supervisor.

25 COMMISSIONER IMPASTATO: Okay. So the

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1 new maintenance director is driving the --

2 MR. M. FITZPATRICK: 2013 Jeep.

3 COMMISSIONER IMPASTATO: Yeah, 2013  
4 Patriot. So the question is: The new Ford, who is  
5 going to be getting that?

6 EXECUTIVE DIRECTOR RECKO: Well, the  
7 new Ford will be put into the fleet. It probably --  
8 honestly, it will probably be me in the new  
9 vehicles, and then Mr. Mohan will get my 2017 Ford  
10 Explorer.

11 COMMISSIONER IMPASTATO: So I just -- I  
12 don't -- I just don't -- I don't like it. I don't  
13 think that, you know, we're driving these cars  
14 around, our campus is not that big. You've got  
15 right now, you've got a 2017 Ford explorer. He's  
16 got a 2013 Jeep Patriot. So now that's an upgrade.  
17 Like, I can understand if these things are breaking  
18 down every day and you can't get around, and it's  
19 not efficient. It's not -- you know, it's not --  
20 but we're driving them, and everything is fine.  
21 There's not a lot of costs associated. The  
22 maintenance costs for the Patriot, the 2013 Patriot  
23 is only \$653 in almost a little less than a year.  
24 So it's not like this thing is breaking down every  
25 day and we need -- like, we need desperately to get



1 a new vehicle at the tune of 25, \$26,000.

2 I think, at least in my opinion, is  
3 that we can shuffle these cars around and wear  
4 them -- you know, wear them to the ground, and we  
5 get the best use for them until every one of them  
6 breaks down, and then we need to go and buy  
7 something. You know, our shape of our units are not  
8 great. They're -- most of them inhabitable. We  
9 should be dedicating and showing our residents that  
10 we're driving around in older vehicles and doing our  
11 best to stretch the capacity of those vehicles  
12 because we're asking them to stretch the capacity of  
13 their homes. You know, we got mice, we got mold, we  
14 got no heat. We got -- you know, it's just, it's  
15 not a good look. It's not a good look. And then  
16 add on all that that financially we're in a hardship  
17 status. We're just not in the position -- I like to  
18 always compare it to my household. If I'm having  
19 trouble paying the bills, the last thing I'm going  
20 to go to is buy a brand new vehicle. So I don't

21 like it at all. I'm going to vote "no" here. I  
22 encourage my colleagues to do the same. Maybe we go  
23 back to the drawing board and seeing if there's used  
24 vehicles out there we can get cheaper. We can  
25 shuffle around some of these vehicles. But let's --

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1 let's try to do our best to stretch the capacity.  
2 That's my two cents.  
3 Thank you for your time.  
4 EXECUTIVE DIRECTOR RECKO: I would like  
5 to give my take on why we're doing this. I think  
6 when you're running a business, you need equipment  
7 for your employees to actually function well with.  
8 I've got a boiler crew that's going around in a 2003  
9 Ford F-350 that is literally falling apart. It was  
10 a trash truck for a long time and these guys are out  
11 there at ten at night, one in the morning, two in  
12 the morning, they're going from one side of town to  
13 another, anywhere from Fox Hill to CCG and back in a  
14 truck that is just a -- excuse the point, it's a

15 clunker. It's got dents in it, it's an awful  
16 vehicle, and I believe that a good organization has  
17 to set its feet in for the future. I think if we're  
18 going to have a boiler crew that needs a van, by the  
19 way, rather than a pickup, so they can actually have  
20 equipment and tools in the van and have a station so  
21 they can effectively respond to things like heating  
22 emergencies, then we need to make an investment in  
23 systems and a vehicle fleet is a system that they  
24 can actually function like they should. If we've  
25 got a 2013 Patriot for example that Mr. Mohan is now

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1 driving, and that Patriot was shared by all of the  
2 managers in order to go up to court, in order to go  
3 get supplies, in order to pick things up, in order  
4 to do things, which is the traditional use of that  
5 2013 Patriot, if Mr. Mohan's on a job, he can't  
6 stop, and I think it's foolish for him to stop what  
7 he's doing, come back and drive it and give to it a  
8 manager, so a manager can then drive it up to court

9 or for another function. I think it's really  
10 important that we have, for now and for the future,  
11 a fleet that actually functions, that we're not  
12 afraid is going to fall apart. Our 20 -- Grand --  
13 2009 Grand Cherokee is literally falling apart at  
14 the seams. It was a vehicle that was in an  
15 accident, before I even got here. It was a vehicle  
16 that you can't run without putting a -- probably a  
17 stick into the transmission shifter in order to hold  
18 the transmission shifter up because it pops out of  
19 gear while you're driving it. That's just no way to  
20 treat our employees. If we're asking our employees  
21 to do a professional job and work down there, and  
22 they are doing a professional job, and they are  
23 working hard. And as part of our basic systems, the  
24 Housing Authority every so often, we haven't bought  
25 a new vehicle in five years? And it's, now and then

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1 it's time to update our fleet or we are going to  
2 continue to have problems with things breaking down,

3 we're going to have problems with our people getting  
4 to where they need to go. Although we are the main  
5 campus, we still have Adams, we still have Monroe.  
6 We can't be asking our maintenance employees to go  
7 from our main campus inventory over to Monroe over  
8 to Fox Hill with something that just doesn't run.  
9 They need the ability to carry their tools and  
10 equipment with them, and we've been severely under-  
11 established there. Again, the Grand Cherokee is in  
12 terrible shape. Mr. Mohan needs the ability to get  
13 around. I think sharing a vehicle in that respect  
14 is somewhat foolish. I think that we need to be  
15 able to give our folks the tools to do their jobs  
16 well, and we've been looking to get these vehicles  
17 for a number of years now. I'm just, frankly,  
18 afraid when somebody drives that Grand Cherokee any  
19 distance, except from one side of Andrew Jackson to  
20 the other side of Andrew Jackson. It also worries  
21 me when our boiler guys are out there at two in the  
22 morning and they've got a truck that they can't put  
23 tools in and they can't carry their proper equipment  
24 in. They need a rolling stockroom in order to do

25 their jobs effectively and efficiently, and that's

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1 my angle on doing this.

2 COMMISSIONER IMPASTATO: Yeah --

3 EXECUTIVE DIRECTOR RECKO: And I think  
4 you're talking about an average of about \$5 a unit,  
5 and in the long run if we don't keep up our systems,  
6 we wind up being in the same shape that we've always  
7 been, while we've ignored our boilers and our  
8 elevators, and you must treat the staff well, you  
9 must give them the tools they need to complete their  
10 jobs, if you're going to expect them to complete  
11 their jobs.

12 COMMISSIONER IMPASTATO: Now why -- why  
13 are you then getting the new car then?

14 EXECUTIVE DIRECTOR RECKO: Well, I  
15 mean, I could take --

16 COMMISSIONER IMPASTATO: Because  
17 everything you just said makes no sense.

18 EXECUTIVE DIRECTOR RECKO: Well, I

19 could take the old car and give Mr. Mohan the new  
20 car. That's --

21 COMMISSIONER IMPASTATO: Everything you  
22 just said --

23 COMMISSIONER SMITH: Let's support the  
24 workers.

25 COMMISSIONER IMPASTATO: You're

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1 driving -- you're driving from the Housing Authority  
2 to your home, correct?

3 EXECUTIVE DIRECTOR RECKO: Yeah.

4 COMMISSIONER IMPASTATO: So then you  
5 take the clunker.

6 EXECUTIVE DIRECTOR RECKO: I'm not  
7 going to drive a 2003 pickup truck to --

8 COMMISSIONER IMPASTATO: What?

9 EXECUTIVE DIRECTOR RECKO: When I've  
10 got to go different meetings, when I've got to get  
11 around town, when I've got to go --

12 COMMISSIONER IMPASTATO: You certainly

13 don't need a brand new one --

14 COURT STENOGRAPHER: You're both  
15 talking at the same time.

16 CHAIRMAN MELLO: Do not speak over one  
17 another.

18 EXECUTIVE DIRECTOR RECKO: Yeah, and I  
19 do believe I was speaking.

20 CHAIRMAN MELLO: Yeah. You have the  
21 floor.

22 EXECUTIVE DIRECTOR RECKO: Yeah, when  
23 we've got to go to these meetings, when Mohan's got  
24 to go meet a contractor, when I've got to go meet a  
25 contractor, I've got to go to the Housing Financing

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1 Agency, I've got a meeting with the attorneys,  
2 there's certain things we need to do. When I get a  
3 call at ten at night and I need to come back because  
4 there's a fire, there's something happening here, I  
5 need that ability to -- that ability to get around.  
6 I think it's important to know that we need, again,



7 to give our staff tools to do our jobs.

8 COMMISSIONER IMPASTATO: I agree with  
9 you. All I'm saying is you could shuffle around  
10 these vehicles, in my opinion, looking at it, and  
11 I've been questioning the vehicle costs for the last  
12 year, and based on the costs, it does not look like  
13 a lot of these trucks are breaking down as much as  
14 you say they are. I think that we have enough of  
15 them that we could be shuffling around and if  
16 anything, if anything, I would -- I would agree to  
17 purchasing the one for the boiler over getting two  
18 new ones. So I 1,000 percent disagree that you need  
19 two new cars, especially with one of them going to  
20 you. I totally disagree with that. If any --

21 COMMISSIONER SMITH: Sorry. Sorry,  
22 Andrew, go ahead.

23 COMMISSIONER IMPASTATO: Go ahead,  
24 Jason.

25 COMMISSIONER SMITH: I just -- I'm find

1 it concerning that you can go into such detail about  
2 the issues that these vehicles have and your  
3 concerns for, you know, people using these vehicles,  
4 but, you know, when I bring up questions about, you  
5 know, big things like how many units are vacant and  
6 things like that, you -- you don't have those  
7 answers, and, again, and you talk about you're  
8 concerned about someone driving a car and you're  
9 scared, I'm concerned about the tenants who have  
10 mold in their apartment. I'm scared for the tenants  
11 whose children have bug bites all over their arms,  
12 about the pictures I get. So before we go spending  
13 \$50,000 on a new car again, that you just said is  
14 for you, and we're spending \$100,000 on cameras, we  
15 need to start spending money on fixing our units and  
16 taking care of our residents.

17 CHAIRMAN MELLO: Point made. Does  
18 anybody else have anything they want to contribute  
19 to this conversation?

20 COMMISSIONER FORMAN: Director, the  
21 2003, that's 17 years old. Is that the one the

22 boiler guys are using?

23 EXECUTIVE DIRECTOR RECKO: No, the 2003

24 Ford F-350 is being you'd for the boiler guys, and

25 the 2009 Grand Cherokee is being used by one of our

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1 maintenance supervisors. And the way the system

2 operates is that when we get new vehicles, the

3 vehicles are passed down.

4 COMMISSIONER FORMAN: Correct.

5 EXECUTIVE DIRECTOR RECKO: And then

6 when a vehicle -- may I finish? When a vehicle is

7 no longer functional, we can get rid of it, but it

8 goes into that pool that we can use.

9 Again, we are under vehicles right now

10 and we are -- we have vehicles that we don't trust

11 driving at this point.

12 COMMISSIONER FORMAN: Correct. All

13 right. No, I'm just looking at the years of

14 vehicle, and I'm sure that the maintenance cost is

15 pretty high on them because --

16 COMMISSIONER IMPASTATO: Well, I got  
17 the maintenance cost here, it's 2003, Ford F-350 in  
18 that the last year is \$3,000. A little over \$3,000.

19 COMMISSIONER FORMAN: That's still a  
20 lot of money to spend on a vehicles.

21 COMMISSIONER IMPASTATO: Yeah, I'm not  
22 saying -- we could shift these cars around, though,  
23 and I agree with the boiler people need something.  
24 Like I said, maybe we make a motion here just to get  
25 the boiler van, because I think that is a good idea

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1 to have the equipment inside that is secure, and  
2 drop the brand new Ford Explorer. I would be okay.  
3 I would vote "yes" is that.

4 Is that something other  
5 Commissioners would -- you know, I don't know what  
6 everyone else is thinking because no one else said  
7 anything.

8 CHAIRMAN MELLO: Are you making a  
9 motion?

10           COMMISSIONER IMPASTATO: I make -- yes,  
11 I would make a motion to eliminate the 2021 Ford  
12 Explorer, and only keep the van for the boilers.

13           CHAIRMAN MELLO: Is there a second?

14           COMMISSIONER SMITH: I second that.

15           CHAIRMAN MELLO: Could you call a vote,  
16 please, on the motion to amend the resolution?

17           EXECUTIVE DIRECTOR RECKO: I would just  
18 like to ask if there's any discussion what now what  
19 we expect Mr. Mohan to drive?

20           COMMISSIONER LEWIT: Well, I would say  
21 that usually after three or four years of the  
22 vehicles half the price and some of the used  
23 vehicles come with very low mileage and still under  
24 warranty, so, and, you know, and maybe we should be  
25 more conservative with regards to gas mileage. So

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1 an Explorer is a guzzler. There's other vehicles  
2 that are not, but I'm not sure how much that would  
3 interfere with the function of the vehicle, but --

4 EXECUTIVE DIRECTOR RECKO: I often to  
5 have four or five people in my car when we go out  
6 and go to places. Mr. Mohan's carrying his people  
7 around, plus equipment. Again, I just want to be  
8 able to run this operation efficiently and again  
9 when you don't have the right tools to operate, an  
10 organization, then performance goes down.

11 Having said that, again, I just want  
12 discussion. If that's the Board's wish, that's  
13 fine, and we'll make do and somehow stumble through.

14 MAYOR MASSA: Motion to amend, and I  
15 guess, "bifurcate" is the right word. Mr.  
16 Fitzpatrick?

17 MR. M. FITZPATRICK: Amend is  
18 sufficient. So there's the motion to amend and  
19 there was a second on the floor.

20 CHAIRMAN MELLO: If we could have a  
21 vote, please.

22 EXECUTIVE DIRECTOR RECKO: H. Forman?

23 COMMISSIONER FORMAN: No.

24 EXECUTIVE DIRECTOR RECKO: A.  
25 Impastato?

1 COMMISSIONER IMPASTATO: Yes.

2 EXECUTIVE DIRECTOR RECKO: A. Lewit?

3 COMMISSIONER LEWIT: Yes.

4 EXECUTIVE DIRECTOR RECKO: D. Mello?

5 CHAIRMAN MELLO: No.

6 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

7 COMMISSIONER SEITZMAN: No.

8 EXECUTIVE DIRECTOR RECKO: L. Smith?

9 COMMISSIONER SMITH: Yes.

10 EXECUTIVE DIRECTOR RECKO: L. Vega?

11 COMMISSIONER VEGA: Yes.

12 CHAIRMAN MELLO: All right. So motion

13 passed.

14 MR. M. FITZPATRICK: So now, Mr. Chair,

15 if there's no further discussion, it would be

16 appropriate for a motion to be made to consider the

17 resolution as amended.

18 CHAIRMAN MELLO: All right. So motion

19 to consider the resolution as amended. I will make

20 that motion.

21 Is there a second?

22 COMMISSIONER SEITZMAN: Second.

23 CHAIRMAN MELLO: All right. If we  
24 could have a vote, please?

25 EXECUTIVE DIRECTOR RECKO: H. Forman?

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1 COMMISSIONER FORMAN: Yes.

2 EXECUTIVE DIRECTOR RECKO: A.  
3 Impastato?

4 COMMISSIONER IMPASTATO: Yes.

5 EXECUTIVE DIRECTOR RECKO: A. Lewit?

6 COMMISSIONER LEWIT: Yes.

7 EXECUTIVE DIRECTOR RECKO: D. Mello?

8 CHAIRMAN MELLO: Yes.

9 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

10 COMMISSIONER SEITZMAN: Yes.

11 EXECUTIVE DIRECTOR RECKO: L. Smith?

12 COMMISSIONER SMITH: Yes.

13 EXECUTIVE DIRECTOR RECKO: L. Vega?



14 COURT STENOGRAPHER: Ms. Vega, you're  
15 not coming out.

16 COMMISSIONER VEGA: Yes. yes. I'm  
17 sorry.

18 COURT STENOGRAPHER: Thank you.

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1 CHAIRMAN MELLO: All right. Resolution  
2 2020-11.06.

3 A Resolution of the Housing Authority  
4 of the City of Hoboken to award a contract for  
5 Fiscal Audit Services.

6 Do I have a motion?

7 COMMISSIONER SEITZMAN: Motion.

8 CHAIRMAN MELLO: Do I have a second?  
9 COMMISSIONER LEWIT: Second.  
10 CHAIRMAN MELLO: All right. Any  
11 questions or comments?  
12 If we could have a vote, please.  
13 EXECUTIVE DIRECTOR RECKO: H. Forman?  
14 COMMISSIONER FORMAN: Yes.  
15 EXECUTIVE DIRECTOR RECKO: A.  
16 Impastato?  
17 COMMISSIONER IMPASTATO: Yes.  
18 EXECUTIVE DIRECTOR RECKO: A. Lewit?  
19 COMMISSIONER LEWIT: Yes.  
20 EXECUTIVE DIRECTOR RECKO: D. Mello?  
21 CHAIRMAN MELLO: Yes.  
22 EXECUTIVE DIRECTOR RECKO: E. Seitzman?  
23 COMMISSIONER SEITZMAN: Yes.  
24 EXECUTIVE DIRECTOR RECKO: L. Smith?  
25 COMMISSIONER SMITH: Yes.

1 EXECUTIVE DIRECTOR RECKO: L. Vega?

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COMMISSIONER VEGA: Yes.

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1           **CHAIRMAN MELLO: All right. Resolution**  
2           **2020-11.07. A resolution of the Housing Authority**  
3           **of the City of Hoboken to award a contract for Fee**  
4           **Accounting Services.**

5           **Do I have a motion?**

6           **COMMISSIONER SEITZMAN: Motion.**

7           **CHAIRMAN MELLO: Do I have a second?**

8           **COMMISSIONER LEWIT: Second.**

9           **CHAIRMAN MELLO: Any questions or**  
10          **comments?**

11          **If I could have a vote, please.**

12          **EXECUTIVE DIRECTOR RECKO: H. Forman?**

13          **COMMISSIONER FORMAN: Yes.**

14          **EXECUTIVE DIRECTOR RECKO: A.**

15          **Impastato?**

16          **CHAIRMAN MELLO: Mr. Impastato? I**

17 guess we'll move on to the next one.

18 EXECUTIVE DIRECTOR RECKO: A. Lewit?

19 COMMISSIONER LEWIT: Yes.

20 EXECUTIVE DIRECTOR RECKO: D. Mello?

21 CHAIRMAN MELLO: Yes.

22 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

23 COMMISSIONER SEITZMAN: Yes.

24 EXECUTIVE DIRECTOR RECKO: L. Smith?

25 COMMISSIONER SMITH: Yes.

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1 EXECUTIVE DIRECTOR RECKO: L. Vega?

2 COMMISSIONER VEGA: Yes.

3 EXECUTIVE DIRECTOR RECKO: A.

4 Impastato?

5 COMMISSIONER IMPASTATO: Yes.

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1           **CHAIRMAN MELLO:** All right.

2           **Resolution -- we're on .08, correct?**

3           **We have not voted on .08 yet?**

4           **MR. M. FITZPATRICK:** Correct,

5 Mr. Chair.

6 CHAIRMAN MELLO: All right. So thank  
7 you.

8 Resolution 2020-11.08. A Resolution of  
9 the Housing Authority of the City of Hoboken to  
10 award a contract for General Engineering Services.

11 Do I have a motion?

12 COMMISSIONER SEITZMAN: Motion.

13 CHAIRMAN MELLO: Do I have a second?

14 COMMISSIONER LEWIT: Second.

15 CHAIRMAN MELLO: All right. Any  
16 comments or questions?

17 If I could have a vote, please?

18 EXECUTIVE DIRECTOR RECKO: H. Forman?

19 COMMISSIONER FORMAN: Yes.

20 EXECUTIVE DIRECTOR RECKO: A.

21 Impastato?

22 COMMISSIONER IMPASTATO: Yes.

23 EXECUTIVE DIRECTOR RECKO: A. Lewit?

24 COMMISSIONER LEWIT: Yes.

25 EXECUTIVE DIRECTOR RECKO: D. Mello?

1 CHAIRMAN MELLO: Yes.

2 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

3 COMMISSIONER SEITZMAN: Yes.

4 EXECUTIVE DIRECTOR RECKO: L. Smith?

5 COMMISSIONER SMITH: Yes.

6 EXECUTIVE DIRECTOR RECKO: L. Vega?

7 COMMISSIONER VEGA: Yes.

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1           **CHAIRMAN MELLO: Resolution 2020-11.09.**

2           **A resolution of the Housing Authority of the City of**

3           **Hoboken to award a contract for Risk Management**

4           **Services.**

5           **Do I have a motion?**

6           **COMMISSIONER SEITZMAN: Motion.**

7           **CHAIRMAN MELLO: Do I have a second?**

8           **COMMISSIONER LEWIT: Second.**

9           **CHAIRMAN MELLO: Any questions or**

10          **comments?**

11          **COMMISSIONER VEGA: What is this**

12          **costing us?**

13          **EXECUTIVE DIRECTOR RECKO: This is**

14          **actually paid through reimbursement through our**

15 insurance company for this, but I think -- I think  
16 we're at two-and-a-half percent of our insurance  
17 policy, but if I'm not mistaken we'll run about  
18 \$35,000 a year.

19 COMMISSIONER VEGA: Why are they --

20 COURT STENOGRAPHER: I'm sorry?

21 COMMISSIONER VEGA: Is this required by  
22 statute?

23 EXECUTIVE DIRECTOR RECKO: I don't know  
24 that there's any statute here, but in order to do  
25 business with the JIF, you'd need a representative

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1 who handles our insurance claims. They not only  
2 handle their insurance, our insurance claims, but  
3 they also do training with our staff, they also  
4 guide us on insurance issues across the board.

5 COMMISSIONER VEGA: No one on our staff  
6 has ever done this before?

7 EXECUTIVE DIRECTOR RECKO: We'd have to  
8 hire a number -- at least a couple of people in

9 order to do this, and then I'm not even sure in New  
10 Jersey if it's legal for us to do it directly. I've  
11 never worked for a housing authority that didn't  
12 have an insurance representative of some type that  
13 you worked with as a firm. When somebody sues us  
14 for, for example, we turn right to Brown and Brown,  
15 and they arrange with the JIF to set ups for the  
16 attorneys to contact us, how to do that, how to make  
17 that happen. They deal with all of your insurance  
18 companies, all our insurance issues from top to  
19 bottom.

20 COMMISSIONER VEGA: Brown and Brown,  
21 does award it?

22 EXECUTIVE DIRECTOR RECKO: What's that  
23 now?

24 COMMISSIONER VEGA: Did we award to  
25 Brown and Brown?

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1 EXECUTIVE DIRECTOR RECKO: Well, that's  
2 their recommendation, yes.

3 COMMISSIONER VEGA: Okay.

4 COMMISSIONER IMPASTATO: Lissette, you  
5 guys use someone like this for --

6 COMMISSIONER VEGA: No, but I don't  
7 know what the private versus public.

8 COMMISSIONER IMPASTATO: Yeah.

9 COMMISSIONER LEWIT: Brown and Brown  
10 were the lowest percentage take from overall  
11 contracts. We had one company, I think, that was as  
12 high as nine percent, so they were the lowest.

13 COMMISSIONER VEGA: Is there like  
14 ranking or --

15 COMMISSIONER LEWIT: They were the  
16 lowest in terms of percentage reimbursement of  
17 policies.

18 MR. H. FITZPATRICK: The one thing that  
19 I can point out is that this process is driven by  
20 the fact that we are a member of the Housing  
21 Authorities Joint Insurance Fund of New Jersey, and  
22 that is a special type of insurance company provided  
23 to certain types of public groups and the housing

24 authorities, as a group, formed one of those  
25 entities, and it provides a lot of advantages over

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1 traditional insurance. One of the conditions of  
2 membership, as the director said, is that we have a  
3 risk manager, which is a professional to manage the  
4 insurance issues, but because the JIF wants that to  
5 happen, they permit that the cost of that service  
6 will be deducted from our otherwise premiums and  
7 paid to the risk manager. So the practical  
8 consideration is that even though we want to make  
9 sure we get the absolutely best and lowest price  
10 risk manager, the presence of a risk manager is  
11 really facilitated by the payment of our overall  
12 premiums to the JIF. It's definitely different from  
13 traditional commercial private insurance situations.

14 CHAIRMAN MELLO: And any other  
15 questions? Could we have a vote, please?

16 EXECUTIVE DIRECTOR RECKO: H. Forman?

17 COMMISSIONER FORMAN: Yes.

18 EXECUTIVE DIRECTOR RECKO: A.

19 Impastato?

20 COMMISSIONER IMPASTATO: Yes.

21 EXECUTIVE DIRECTOR RECKO: A. Lewit?

22 COMMISSIONER LEWIT: Yes.

23 EXECUTIVE DIRECTOR RECKO: D. Mello?

24 CHAIRMAN MELLO: Yes.

25 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

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1 COMMISSIONER SEITZMAN: Yes.

2 EXECUTIVE DIRECTOR RECKO: L. Smith?

3 COMMISSIONER SMITH: Yes.

4 EXECUTIVE DIRECTOR RECKO: L. Vega?

5 COMMISSIONER VEGA: Yes.

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1           **CHAIRMAN MELLO: Resolution No.**  
2           **2020-11.10. A Resolution of the Housing Authority**  
3           **of the City of Hoboken to increase the amount of the**  
4           **contract for Exterior Door Replacements.**

5           **Do I have a motion?**

6 COMMISSIONER FORMAN: Make a motion.

7 CHAIRMAN MELLO: Do I have a second?

8 COMMISSIONER SEITZMAN: Second.

9 CHAIRMAN MELLO: Any questions --

10 EXECUTIVE DIRECTOR RECKO: Actually,

11 that's extraordinary capital improvements.

12 Is that different on the agenda?

13 COMMISSIONER SMITH: Yeah, I just

14 wanted to see, what exactly are they adding to the

15 contract for \$60,000, which -- \$10 million we spent

16 on doors, and they're adding 60,000 to the contract?

17 EXECUTIVE DIRECTOR RECKO: This isn't

18 for doors. There must be a mistake somewhere.

19 Let's track down the mistake.

20 MR. M. FITZPATRICK: There is,

21 Director. It is on the agenda itself. I believe

22 the resolution has been amended in the

23 Commissioners' package to correctly reflect the job.

24 It's Extraordinary Capital Improvements.

25 CHAIRMAN MELLO: Let me read that again



1 into the record.

2 So Resolution No. 2020 -- I'm sorry.

3 Resolution No. 2020-11.10. A Resolution of the  
4 Housing Authority of the City of Hoboken to increase  
5 the amount of the contract for Extraordinary Capital  
6 Improvements.

7 Do I have a motion?

8 COMMISSIONER SEITZMAN: Motion.

9 CHAIRMAN MELLO: Do I have a second?

10 COMMISSIONER LEWIT: Second.

11 MR. H. FITZPATRICK: And just to  
12 clarify, this is the Housing and Mortgage Finance  
13 agency contract, the big one. And in your  
14 materials, there are a series of change orders for  
15 many different items. This is the first time we've  
16 done any change orders on this project and they  
17 reflect a number of circumstances that have  
18 developed since they began in February.

19 CHAIRMAN MELLO: Any questions or  
20 comments?

21 COMMISSIONER VEGA: Yeah, what is the

22 line item for "Insurance Posted Requirement"?

23 Doesn't the contractor put up a bond?

24 MR. H. FITZPATRICK: Yes, yes, he very

25 much does. The Housing and Mortgage Finance Agency

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1 has its own standards with respect to insurance.

2 When we bid this job, we used traditional HUD

3 standards for the level of insurance.

4 The level that the Housing and Mortgage

5 Finance Agency required was in excess of that. And

6 as a result, it was necessary for us to amend the

7 contract standards to provide the HMFA with what

8 they asked for. We asked them to give us a waiver

9 and they refused.

10 CHAIRMAN MELLO: Yes, Mr. Impastato?

11 COMMISSIONER IMPASTATO: No, nothing.

12 It's confusing to that question, why a big portion

13 of the 60,000 is the insurance.

14 MR. H. FITZPATRICK: That's correct.

15 No question about that.

16 COMMISSIONER IMPASTATO: And in the  
17 past that hasn't been -- we've gotten a waiver in  
18 the past?

19 MR. H. FITZPATRICK: Well, we've never  
20 gotten money from the Housing and Mortgage Finance  
21 Agency before, but we in HUD have also used the  
22 standard level of insurance. The Housing and  
23 Mortgage Finance Agency has an extraordinary level  
24 of insurance.

25 COMMISSIONER IMPASTATO: What is the

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1 reason why we didn't get the waiver?

2 MR. H. FITZPATRICK: I can't answer  
3 that. That's HFMA's discretion, and they didn't  
4 want to acknowledge our request.

5 COMMISSIONER IMPASTATO: Does it make  
6 sense that maybe we go a different route for  
7 financing for this project seeing that the insurance  
8 is a big piece of this?

9 MR. H. FITZPATRICK: Well, keep in

10 mind, Andrew, that we got \$13-and a half million  
11 that we never would have gotten any other way. The  
12 Housing Mortgage Finance Agency, as I've said a  
13 number of times to the Commissioners, is not the  
14 simplest agency to work with. They have very tough  
15 standards. They're very discretionary in how they  
16 approach things. Emil will tell you that their  
17 budgetary requirements on the submission of all of  
18 our materials is very difficult. We told them we  
19 were going to have one contract with five different  
20 locations. They wanted five separate and distinct  
21 loans, which produces a tremendous amount of  
22 additional work for Emil and his staff with respect  
23 to allocating everything. It's a question of  
24 looking a gift horse in the mouth. It's very  
25 difficult to not comply with whatever their

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1 standards are when we're getting all that money we  
2 never would have gotten anywhere else.

3 COMMISSIONER LEWIT: Also, I'd like to

4 add that the insurance always has to be paid  
5 somewhere in a contract, so sometimes it's general  
6 conditions, it might be tucked in, you know,  
7 elsewhere, but the insurances is expensive in  
8 construction and it's got to be paid.

9 COMMISSIONER IMPASTATO: I just -- I  
10 was always under the assumption that the contractor  
11 is the one paying for it, but...

12 COMMISSIONER LEWIT: Right, but then --  
13 but then we have to reimburse the contractor.

14 MR. H. FITZPATRICK: Yeah. Every bit  
15 of the insurance that the contractor pays for comes  
16 out of the contract cost, which comes out of the  
17 HMFA money, which technically is our allocation to  
18 make.

19 COMMISSIONER IMPASTATO: Yeah.

20 CHAIRMAN MELLO: All right. Any  
21 further questions or comments?

22 If we could have a vote, please?

23 EXECUTIVE DIRECTOR RECKO: H. Forman?  
24 Hovie?

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COMMISSIONER FORMAN: Yes.

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1 EXECUTIVE DIRECTOR RECKO: A.

2 Impastato?

3 COMMISSIONER IMPASTATO: Yes.

4 EXECUTIVE DIRECTOR RECKO: A. Lewit?

5 COMMISSIONER LEWIT: Yes.

6 EXECUTIVE DIRECTOR RECKO: D. Mello?

7 CHAIRMAN MELLO: Yes.

8 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

9 COMMISSIONER SEITZMAN: Yes.

10 EXECUTIVE DIRECTOR RECKO: L. Smith?

11 COMMISSIONER SMITH: Yes.

12 EXECUTIVE DIRECTOR RECKO: L. Vega?

13 COMMISSIONER VEGA: Yes.

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1           **CHAIRMAN MELLO: Resolution No.**  
2           **2020-11.11. A Resolution of the Housing Authority**  
3           **of the City of Hoboken to amend its Housing Choice**  
4           **Voucher Program Administrative Plan to allow for**  
5           **Project Based Vouchers.**

6           **Do I have a motion.**

7           **COMMISSIONER SEITZMAN: Motion.**

8           **CHAIRMAN MELLO: All right. Do I a**  
9           **second?**

10           **COMMISSIONER FORMAN: Second.**

11           **CHAIRMAN MELLO: All right. Any**  
12           **questions or comments?**

13           **COMMISSIONER IMPASTATO:** Yeah, I have  
14           one question where it says about the poverty rate of  
15           20 percent or less, the units are located in a  
16           census tract with the poverty rate of 20 percent or  
17           less. You know, are we -- they're redoing the  
18           census, right? So is this -- I just wanted some  
19           direction here on: Is it potential that after they  
20           redo the census here that we could be, you know, not  
21           following the right guidelines or be subject to  
22           maybe getting more or that 20 percent could be  
23           different, right?

24           **EXECUTIVE DIRECTOR RECKO:** Yeah, it  
25           could be, but we are a responsibility to check that

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1           at the time that we enter into an agreement.

2           **COMMISSIONER IMPASTATO:** Okay. So once  
3           that new census comes out, we'll adjust the numbers  
4           based on that.

5           **EXECUTIVE DIRECTOR RECKO:** It would be  
6           for the next, right.



7           **COMMISSIONER VEGA:** Are there  
8 identified projects for program?

9           **EXECUTIVE DIRECTOR RECKO:** The Board  
10 hasn't voted on any yet. We haven't put out a  
11 project based voucher RFP, and there has been  
12 responses on those. This is the first time we've  
13 ever done a project based voucher here at this  
14 housing authority, and we are just catching up with  
15 our admin plan to allow us to do -- to check all the  
16 boxes and dot all the T's [sic] and cross all the  
17 I's [sic], you know, in order for the program to go  
18 smoothly with us.

19           **COMMISSIONER VEGA:** I just wanted to  
20 ask a question. How many vouchers are we receiving  
21 through the agency?

22           **EXECUTIVE DIRECTOR RECKO:** Libby has  
23 that on the top of her head. I want to say 156, but  
24 I just want to make sure since she deals with it  
25 every day. Has she disappeared? Okay. Yeah, 156.

1 MR. KOTHERITHARA: I could chime in,  
2 Mr. Recko. About 160 are issued right now. The ACC  
3 is 326.

4 COMMISSIONER VEGA: 326, you said?

5 MR. KOTHERITHARA: Yes.

6 COMMISSIONER VEGA: Do we have a copy  
7 of the ACC? I don't have that. I don't remember  
8 getting it.

9 EXECUTIVE DIRECTOR RECKO: I'd have to  
10 check on the Board materials we gave you. The ACC  
11 is a foundational document. The original ACC was  
12 entered into between the Hoboken Housing Authority  
13 and the HUD when the Housing Authority was  
14 established, and then is amended over the course of  
15 the years, but it's our annual contributions  
16 contract directly with HUD, so we'd have to -- I'd  
17 have to take a look at whether it's in those  
18 documents, but we can read it in-depth.

19 COMMISSIONER VEGA: I don't think it  
20 is, so if could you send us a copy.

21 EXECUTIVE DIRECTOR RECKO: Sure. We  
22 could find it.

23 CHAIRMAN MELLO: Any other questions?  
24 Could we have a vote, please?  
25 EXECUTIVE DIRECTOR RECKO: H. Forman?

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1 COMMISSIONER FORMAN: Yes.  
2 EXECUTIVE DIRECTOR RECKO: A.  
3 Impastato?  
4 COMMISSIONER IMPASTATO: Yes.  
5 EXECUTIVE DIRECTOR RECKO: A. Lewit?  
6 COMMISSIONER LEWIT: Yes.  
7 EXECUTIVE DIRECTOR RECKO: D. Mello?  
8 CHAIRMAN MELLO: Yes.  
9 EXECUTIVE DIRECTOR RECKO: E. Seitzman?  
10 COMMISSIONER SEITZMAN: Yes.  
11 EXECUTIVE DIRECTOR RECKO: L. Smith?  
12 COMMISSIONER SMITH: Yes.  
13 EXECUTIVE DIRECTOR RECKO: L. Vega?  
14 COMMISSIONER VEGA: Yes.  
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1           CHAIRMAN MELLO: All right. I think  
2           that was the last resolution. And do we have -- I  
3           have a resolution that was prepared for us by the  
4           attorneys?

5           MR. H. FITZPATRICK: Let me comment on  
6           that. One of the Commissioners asked that we  
7           prepare a resolution to go into a closed session for  
8           the purpose of discussing personnel.

9           I've been told the nature of that  
10          discussion in general terms. It would be

11 appropriate to consider such a resolution, and if it  
12 were adopted, it's my understanding that the  
13 Authority would go into closed session, would have a  
14 discussion, would not take any action. I would make  
15 that clear at the time that it goes into closed  
16 session that at the end of that discussion the  
17 meeting will end, and the resolution has been given  
18 to the Director, so that he could present it to you  
19 for consideration.

20 MR. M. FITZPATRICK: I'll add to that  
21 that this is our standard form of resolution to  
22 enter into closed session, and, if necessary, I can  
23 read it into the record, if that is helpful to the  
24 Commissioners.

25 CHAIRMAN MELLO: If you could please,

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1 counsel, I'd appreciate it.

2 MR. MANFREDI: And, counsel, can you  
3 add attorney-client privileged matters to those as  
4 well for my closed session item?

5 MR. M. FITZPATRICK: Yes. Thank you.

6 Sure.

7 So this is Resolution 2020-11.12. A

8 Resolution of the Housing Authority of the City of

9 Hoboken to enter into closed session to discuss

10 matters of personnel and attorney-client -- excuse

11 me, attorney-client privilege.

12 The resolution states: Whereas the

13 Housing Authority of the City of Hoboken, the

14 Authority has determined that pursuant to the

15 applicable provision of the New Jersey Open Public

16 Meetings Act, N.J.S.A. 10:4-6 et. seq., it would be

17 appropriate to exclude the public from a portion of

18 this meeting. Now, therefore, be it resolved by the

19 Chair and Board of Commissioners of the Housing

20 Authority of the City of Hoboken, that the

21 Authority's Board of Commissioners shall immediately

22 hereafter participate in a closed portion of this

23 meeting for the purpose of discussing matters of

24 personnel and attorney-client privilege.

25 Be it further resolved that after such

1 closed session, when and if it shall be in the best  
2 interests of the Authority, and depending upon the  
3 need for continuing confidentiality of the issue or  
4 issues discussed, the Authority shall make available  
5 the transcript of that portion of the meeting  
6 reflecting such session, and shall make known to the  
7 public the topics discussed at such session.

8 Any action taken by it in closed  
9 session and any action to be taken thereafter by it  
10 in open public session.

11 CHAIRMAN MELLO: All right. Do I have  
12 a motion?

13 COMMISSIONER LEWIT: Motion.

14 CHAIRMAN MELLO: Do I have a second?

15 COMMISSIONER FORMAN: Second.

16 COURT STENOGRAPHER: Who seconded?

17 COMMISSIONER LEWIT: Hovie.

18 CHAIRMAN MELLO: Hovie seconded.

19 All right. Before we vote that, I

20 believe Mr. Manfredi is not on the clock until this  
21 is voted on.

22 MR. MANFREDI: Yes.

23 CHAIRMAN MELLO: And then the meter  
24 starts running.

25 COMMISSIONER IMPASTATO: Could we do a

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1 bathroom break before then?

2 CHAIRMAN MELLO: You're taking  
3 advantage of Mr. Manfredi's not being on.

4 MR. MANFREDI: Whatever you want,  
5 everyone. It's your call.

6 COMMISSIONER IMPASTATO: I'm being  
7 serious. It probably makes sense to do the bathroom  
8 break now before the vote so we don't have to pay  
9 for him to stay here while we're voting.

10 CHAIRMAN MELLO: I don't need to go the  
11 bathroom, so maybe you could put yours on -- all  
12 right, let's take a vote --

13 MR. M. FITZPATRICK: Actually,



14 Mr. Chair, just let me point one thing out, please.  
15 As Harold already stated, the -- as far as I know,  
16 as far as I'm aware, the Authority does not have the  
17 intention of taking any action as a result of the  
18 closed session. That's just for the public's  
19 edification.

20 CHAIRMAN MELLO: Thank you.

21 MR. M. FITZPATRICK: The intent is to  
22 come back out of closed session and adjourn the  
23 meeting.

24 MR. H. FITZPATRICK: My suggestion is  
25 that if you contemplate taking a break, consider the

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1 resolution. If it passes, that will then permit an  
2 opportunity for people to take a break, and also to  
3 confirm that anyone other than the appropriate  
4 parties have left participation, and then you can  
5 come back in, say, five minutes.

6 CHAIRMAN MELLO: Do we have you on your  
7 word that you won't start the meter until --

8 MR. MANFREDI: We will start when we're  
9 back, Chairman, so it's nine -- are we going to take  
10 five minutes, everyone?

11 CHAIRMAN MELLO: All right.

12 COMMISSIONER FORMAN: He's got the  
13 clock up.

14 CHAIRMAN MELLO: All right.

15 MR. MANFREDI: So are we on a break?

16 MR. M. FITZPATRICK: We have to take  
17 the vote.

18 MR. H. FITZPATRICK: Yeah, you need to  
19 take the vote, Mr. Director.

20 EXECUTIVE DIRECTOR RECKO: Ready? H.  
21 Forman?

22 COMMISSIONER FORMAN: Yes.

23 EXECUTIVE DIRECTOR RECKO: A.  
24 Impastato?

25 COMMISSIONER IMPASTATO: Yes.

1 EXECUTIVE DIRECTOR RECKO: A. Lewit?

2 COMMISSIONER LEWIT: Yes.

3 EXECUTIVE DIRECTOR RECKO: D. Mello?

4 CHAIRMAN MELLO: Yes.

5 EXECUTIVE DIRECTOR RECKO: E. Seitzman?

6 COMMISSIONER SEITZMAN: Yes.

7 EXECUTIVE DIRECTOR RECKO: L. Smith?

8 COMMISSIONER SMITH: Yes.

9 EXECUTIVE DIRECTOR RECKO: L. Vega?

10 COMMISSIONER VEGA: Yes.

11 MR. H. FITZPATRICK: Okay. So now if

12 someone should comb the attendants to make sure that

13 if morphs into closed session.

14 CHAIRMAN MELLO: Yes, that nobody is

15 attempting to -- isn't allowed to be in here.

16 MS. PRIESTLEY: Okay. I'll call it

17 right now. We have Dave Mello, Lissette Vega, Mark

18 Recko, Aaron, Andrew Impastato, Erica Seitzman,

19 Hovie Forman, Joseph Manfredi, Matthew Fitzpatrick,

20 Theresa, and L. Jason Smith.

21 MR. H. FITZPATRICK: And Harold.

22 MS. PRIESTLEY: And Harold, yes. I

23 have him on the phone, yes.

24 MR. M. FITZPATRICK: And Lourdes, is  
25 there any way, other than monitoring the list of

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1 attendees to make it so that at this point members  
2 of the public cannot join?

3 MS. PRIESTLEY: Yes, I removed  
4 everyone. I'm sorry.

5 MR. M. FITZPATRICK: No, that's okay.  
6 I just wanted to make sure that someone else doesn't  
7 call back in, essentially, and become an attendee as  
8 opposed to a participant and be able to listen.

9 CHAIRMAN MELLO: Lourdes, do you have a  
10 waiting room or because this is a webinar, there is  
11 no waiting room?

12 MS. PRIESTLEY: There is a waiting  
13 room, but everyone was chiming off, so I was just --  
14 they were asking permission to jump off and I was  
15 okaying them.

16 MR. M. FITZPATRICK: You have to admit  
17 them, right?

18 MS. PRIESTLEY: Yes, and if they would  
19 call again, I would try to, you know, put them in a  
20 waiting room and mute their mic.

21 MR. M. FITZPATRICK: We should just  
22 monitor the list of attendees to make sure that  
23 nobody becomes an attendee where they can listen in  
24 as opposed to participating.

25 CHAIRMAN MELLO: I think the way it

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1 works, Mr. Fitzpatrick, it works the same way as my  
2 classroom does. You have to let them in. You set  
3 up a waiting room feature. They cannot --

4 MR. M. FITZPATRICK: Just making sure.

5 CHAIRMAN MELLO: -- enter unless you  
6 click the button to let them in.

7 MS. PRIESTLEY: Right. Very good.

8 The only one I have right now is  
9 Harold, who is on the phone. He's the only  
10 attendee.

11 MR. M. FITZPATRICK: Okay.

12 MS. PRIESTLEY: Yeah.

13 COURT STENOGRAPHER: Five minutes we're  
14 taking?

15 MR. M. FITZPATRICK: Probably three.

16 COURT STENOGRAPHER: Okay.

17 (Recess taken at 9:10 p.m. and ended at 9:15  
18 p.m.)

19 (Closed session heard at this time - separate  
20 booklet. Resuming open session below.)

21 CHAIRMAN MELLO: So we are out of  
22 closed session and into open session.

23 Is there anybody that is waiting to  
24 come into open session?

25 MS. PRIESTLEY: No.

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1 CHAIRMAN MELLO: All right. Motion to  
2 adjourn the meeting.

3 COMMISSIONER SEITZMAN: Motion.

4 CHAIRMAN MELLO: Do I have a second?

5 COMMISSIONER FORMAN: Second.

6 CHAIRMAN MELLO: All in favor.

7 (Affirmative voice vote taken at this time.)

8 CHAIRMAN MELLO: Good night, everyone.

9 (Concluded at 10:17 p.m.)

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1           **CERTIFICATE OF OFFICER**

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 whole truth and nothing but the truth.**

6           **I DO FURTHER CERTIFY that the foregoing**  
7           **is a true and correct transcript of the testimony as**  
8           **taken stenographically by and before me at the time,**  
9           **place and on the date herein before set forth.**

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

15  
16  
17          **THERESA L. TIERNAN, CCR, RMR**  
18          **Notary Public of the State of New Jersey**  
19          **My commission expires March 15, 2008**  
20          **C.S.R. License No. XI01210**



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