



HOUSING AUTHORITY OF THE CITY OF HOBOKEN

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BOARD OF COMMISSIONERS MEETING – February 19, 2015, 7pm

PRESENT: Chairwoman Dana Wefer
Vice Chairman David Mello
Commissioner David Denning
Commissioner Jean Rodriguez
Commissioner James Sanford
Commissioner Judith Burrell

ABSENT: Commissioner Robert Davis III

COUNSEL: Charles Daglian, ESQ.

STAFF: Robert A. DiVincent, Interim Executive Director
Ravon Anderson, Deputy Executive Director

MINUTES:

Pledge of Allegiance

The Chairwoman opened the meeting by stating that in accordance with the requirements of the Open Public Meetings Law, Chapter 231 of the Public Laws of 1975 of the State of New Jersey, the Board of Commissioners of the Housing Authority of the City of Hoboken announces that the regular February board meeting which has been re-scheduled to Thursday February 19th, 2015 at 7pm due to the state holiday, Lincoln's Birthday in Monroe Gardens, 221 Jackson Street, Hoboken, NJ. Notice was sent to The Jersey Journal and The Star-Ledger on Thursday, February 10th, 2015, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Tuesday, February 10th, 2015, with copy of the agenda to be posted on the bulletin board in City Hall, Hoboken Library and Hoboken Police Department.

Mr. DiVincent made the roll call; Chairwoman Wefer, Vice Chairman Mello, Commissioner Burrell, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford were present. Commissioner Davis was absent.

NEW BUSINESS:

Resolution authorizing the acceptance of the Minutes of the Regular Meeting of the Board of Commissioners on January 8, 2015



Vice Chairman Mello made the motion and Commissioner Sanford seconded.

There being no questions, comments or discussion Mr. DiVincent took the roll. On roll call vote, Chairwoman Wefer, Vice Chairman Mello, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford voted "Yes". Commissioner Burrell Abstained.

2015-02.02 Resolution authorizing the payment of the monthly list of bills

Vice Chairman Mello made the motion and Commissioner Rodriguez seconded.

A brief discussion ensued.

There being no further questions, comments or discussion, Mr. DiVincent took the roll. On roll call vote, Chairwoman Wefer, Vice Chairman Mello, Commissioner Burrell, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford voted "Yes".

2015-02.03 Resolution of the Housing Authority of the City of Hoboken authorizing the award of contract to Appliance Brokers Limited, Inc. to supply refrigerators, electric stoves, gas stoves, and handicapped stoves

Vice Chairman Mello made the motion and Commissioner Sanford seconded.

A discussion on the resolution ensues.

There being no further questions, comments or discussion, Mr. DiVincent took the roll. On roll call vote, Chairwoman Wefer, Vice Chairman Mello, Commissioner Burrell, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford voted "Yes".

2015-02.04 Resolution of the Housing Authority of the City of Hoboken amending the admission and continued occupancy policy to require Authority tenants to remove their washing machines upon replacement of new cabinets in their units.

Vice Chairman Mello made the motion and Commissioner Denning seconded.

A discussion on the resolution ensues.



Chairwoman Wefer makes a motion to table and send to the Resident Services Committee and Vice Chairman Mello seconded.

There being no further questions, comments or discussion, Mr. DiVincent took the roll. On roll call vote, Chairwoman Wefer, Vice Chairman Mello, Commissioner Burrell, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford voted "Yes".

2015-02.05 Resolution of the Housing Authority of the City of Hoboken authorizing the Interim Executive Director to request proposals from firms interested in serving as the audit accountant for the Housing Authority of the City of Hoboken.

Vice Chairman Mello made the motion and Commissioner Sanford seconded.

There being no questions, comments or discussion, Mr. DiVincent took the roll. On roll call vote, Chairwoman Wefer, Vice Chairman Mello, Commissioner Burrell, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford voted "Yes".

2015-02.06 Resolution of the Housing Authority of the City of Hoboken rejecting the bid received for providing general locksmith supplies because the bid was deficient

Vice Chairman Mello made the motion and Commissioner Denning seconded.

A discussion on the resolution ensues.

There being no further questions, comments or discussion, Mr. DiVincent took the roll. On roll call vote, Chairwoman Wefer, Vice Chairman Mello, Commissioner Burrell, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford voted "Yes".

2015-02.07 Resolution authorizing the Interim Executive Director to award a contract for the maintenance of generators utilized on all properties of the Housing Authority of the City of Hoboken.

Commissioner Rodriguez made the motion and Commissioner Sanford seconded.

There being no questions, comments or discussion, Mr. DiVincent took the roll. On roll call vote, Chairwoman Wefer, Vice Chairman Mello, Commissioner



Burrell, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford voted "Yes".

2015-02.08 Resolution of the Housing Authority of the City of Hoboken authorizing the Interim Executive Director to request proposals from firms interested in providing the Housing Authority of the City of Hoboken services to test, inspect and repair its building fire alarms.

Vice Chairman Mello made the motion and Commissioner Sanford seconded.

A brief discussion ensued.

There being no further questions, comments or discussion, Mr. DiVincent took the roll. On roll call vote, Chairwoman Wefer, Vice Chairman Mello, Commissioner Burrell, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford voted "Yes".

2015-02.09 Resolution of the Housing Authority of the City of Hoboken authorizing the award of contract for General Legal Services to the most responsible proposal received

Chairwoman Wefer made the motion and Commissioner Denning seconded.

A discussion on the resolution ensues as it was provided to the board blank. The procurement committee had met and the recommendation was to award contract to Fitzpatrick & Waterman. The Board Secretary would later fill in the details of the contract award into the resolution.

There being no further questions, comments or discussion, Mr. DiVincent took the roll. On roll call vote, Chairwoman Wefer, Vice Chairman Mello, Commissioner Burrell, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford voted "Yes".

A discussion ensues about transitioning to the new law firm. It is decided that the new contract for Fitzpatrick will take effect once HUD approves given the Authority is "zero-threshold." A further discussion takes place on whether a transition period is necessary where both Daglian and Fitzpatrick serve as the Authority's general counsel.

Chairwoman Wefer makes a motion for a 30 day transition period and Commissioner Sanford seconded.



There being no further questions, comments or discussion, Mr. DiVincent took the roll. On roll call vote, Chairwoman Wefer, Vice Chairman Mello, Commissioner Burrell, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford voted "Yes".

2015-02.10 Resolution of the Housing Authority of the City of Hoboken authorizing the sponsorship of three girls' softball teams

Commissioner Rodriguez made the motion and Commissioner Burrell seconded.

A discussion on the necessity of the resolution ensued.

There being no further questions, comments or discussion, Mr. DiVincent took the roll. On roll call vote, Chairwoman Wefer, Vice Chairman Mello, Commissioner Burrell, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford voted "Yes".

2015-02.11 Resolution of the Housing Authority of the City of Hoboken authorizing the award of contract for Special Counsel Legal Services – Tenant Issues to the most responsible proposal received

A discussion on the resolution ensues as it was provided to the board blank.

Chairwoman Wefer made a motion to table and Commissioner Denning seconded.

There being no further questions, comments or discussion, Mr. DiVincent took the roll. On roll call vote, Chairwoman Wefer, Vice Chairman Mello, Commissioner Burrell, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford voted "Yes".

2015-02.12 Resolution of the Housing Authority of the City of Hoboken authorizing the capital fund program amendments to be consolidated in an annual contributions contract from HUD

Commissioner Sanford made the motion and Commissioner Burrell seconded.

A discussion on the resolution ensues

There being no questions, comments or discussion, Mr. DiVincent took the roll. On roll call vote, Chairwoman Wefer, Vice Chairman Mello, Commissioner



Burrell, Commissioner Denning, Commissioner Rodriguez and Commissioner Sanford voted "Yes".

END OF NEW BUSINESS

PUBLIC PORTION

(THE MEETING CONCLUDED AT 8:30pm)

