



# HOUSING AUTHORITY OF THE CITY OF HOBOKEN

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BOARD OF COMMISSIONERS MEETING – January 12, 2017, 7pm

**PRESENT:** Chairwoman Dana Wefer (arrives late)  
Vice Chairman James Sanford  
Commissioner David Dening  
Commissioner Hovie Forman  
Commissioner David Mello  
Commissioner LaTrenda Ross

**COUNSEL:** Harold Fitzpatrick, ESQ.  
Matthew Fitzpatrick, ESQ.  
Alberto L. Camacho, ESQ.

**STAFF:** Marc A. Recko, Executive Director  
Lourdes Priestley, Director of Administration  
Libia De la Cruz-Holder, Director of Management  
Richard Goddin, Maintenance Director  
Emil Kotherithara, Chief Financial Officer

**MINUTES:**

Vice Chairman Sanford stated 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 January board meeting has been scheduled for Thursday January 12<sup>th</sup>, 2017 at 7:00pm in Fox Hill Gardens, 311 13<sup>th</sup> Street, Hoboken, NJ. Notice was sent to The Jersey Journal and Star Ledger on Wednesday, January 4<sup>th</sup>, 2017, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Wednesday, January 4<sup>th</sup>, 2017, with a copy of the agenda to be posted on the bulletin board in City Hall, Hoboken Library and Hoboken Police Department.

Pledge of Allegiance

Mr. Recko made the roll call; Vice Chairman Sanford, Commissioner Dening, Commissioner Forman, Commissioner Mello and Commissioner Ross were present. Chairwoman Wefer was stated to be arriving shortly.

**NEW BUSINESS:**



Resolution authorizing the acceptance of the Minutes of the Regular Meeting of the Board of Commissioners on December 15, 2016

Commissioner Dening made the motion and Commissioner Mello seconded.

There being no questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Vice Chairman Sanford, Commissioner Dening, Commissioner Forman, Commissioner Mello and Commissioner Ross voted "Yes".

2017-01.02 Resolution authorizing the payment of the monthly list of bills

Commissioner Mello made the motion and Commissioner Dening seconded.

A discussion on some of the bills ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Vice Chairman Sanford, Commissioner Dening, Commissioner Forman, Commissioner Mello and Commissioner Ross voted "Yes".

Commissioner Mello made the motion to suspend the agenda for items 3 and 4. Commissioner Dening seconded.

All Commissioners voted in the affirmative.

2017-01.05 Resolution of the Housing Authority of the City of Hoboken to award a contract for landscaping maintenance services

Commissioner Mello made the motion and Commissioner Forman seconded.

A discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Vice Chairman Sanford, Commissioner Dening, Commissioner Forman, Commissioner Mello and Commissioner Ross voted "Yes".

2017-01.06 Resolution of the Housing Authority of the City of Hoboken to enter into an agreement for the sale of one generator and one transfer switch to the Housing Authority of the City of Hackensack



Commissioner Mello made the motion and Commissioner Dening seconded.

A brief discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Vice Chairman Sanford, Commissioner Dening, Commissioner Forman, Commissioner Mello and Commissioner Ross voted "Yes".

Chairwoman Wefer arrives.

2017-01.07 Resolution of the Housing Authority of the City of Hoboken to award a contract for elevator maintenance, repair, testing and inspection services

Commissioner Mello made the motion and Commissioner Forman seconded.

A brief discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairwoman Wefer, Vice Chairman Sanford, Commissioner Dening, Commissioner Forman, Commissioner Mello and Commissioner Ross voted "Yes".

2017-01.08 Resolution of the Housing Authority of the City of Hoboken to award a contract for financial planning and program management services

Commissioner Mello made the motion and Commissioner Forman seconded.

A discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairwoman Wefer, Vice Chairman Sanford, Commissioner Dening, Commissioner Forman, Commissioner Mello and Commissioner Ross voted "Yes".

2017-01.09 Resolution of the Housing Authority of the City of Hoboken to adopt a parking policy for Andrew Jackson Gardens and Harrison Gardens

Commissioner Mello made the motion and Commissioner Ross seconded.



A discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairwoman Wefer, Vice Chairman Sanford, Commissioner Dening, Commissioner Forman, Commissioner Mello and Commissioner Ross voted "Yes".

Chairwoman Wefer makes a motion to suspend the agenda for item 10 to be discussed in closed session. Vice Chairman Sanford seconded.

All board members answered in the affirmative.

2017-01.03 Resolution of the Housing Authority of the City of Hoboken to award a contract for general legal services

Commissioner Mello made the motion and Commissioner Forman seconded.

A brief discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairwoman Wefer, Commissioner Dening, Commissioner Forman, Commissioner Mello and Commissioner Ross voted "Yes". Vice Chairman Sanford Abstained.

2017-01.04 Resolution of the Housing Authority of the City of Hoboken to award a contract for special legal services – litigation

Commissioner Mello made the motion and Commissioner Dening seconded.

A brief discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairwoman Wefer, Commissioner Dening, Commissioner Forman, Commissioner Mello and Commissioner Ross voted "Yes". Vice Chairman Sanford Abstained.

#### EXECUTIVE DIRECTOR REPORTS

#### PUBLIC PORTION



2017-01.13 Resolution of the Housing Authority of the City of Hoboken to go into closed session

When and if it shall be in the best interests of the Authority, and depending upon the need for continuing confidentiality of the issue or issues discussed, the Authority shall make available the transcript of that portion of the meeting reflecting such session and shall make known to the public the topics discussed at such session and any action taken by it in closed session.

Commissioner Mello made the motion and Commissioner Dening seconded.

There being no questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairwoman Wefer, Vice Chairman Sanford, Commissioner Dening, Commissioner Forman, Commissioner Mello and Commissioner Ross voted "Yes".

#### CLOSED SESSION

The board members went into closed session to discuss personnel matters.

(Open session continued at 9:45pm)

2017-01.10 Resolution of the Housing Authority of the City of Hoboken approving and authorizing the amendment of the personnel policy concerning post-retirement benefits

Commissioner Mello made the motion and Commissioner Ross seconded.

Mr. Recko provides a summary.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairwoman Wefer, Vice Chairman Sanford, Commissioner Dening, Commissioner Forman, Commissioner Mello and Commissioner Ross voted "Yes".

Commissioner Mello makes a motion to adjourn. Commissioner Dening seconded.

All board members answered in the affirmative.

(The meeting concluded at 9:50pm)

