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TRANSCRIPT OF RECORDING : January 12, 2017  
: 8:15 p.m.  
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Held At: Fox Hill Gardens  
Community Room  
311 13th Street  
Hoboken, New Jersey

B E F O R E:

Marc A. Recko, Executive Director  
Chairwoman Dana Wefer  
Vice Chair James Sanford  
Commissioner David Mello  
Commissioner David Dening  
Commissioner LaTrenda Ross  
Commissioner Hovie Forman

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MANFREDI & PELLECHIO, ESQS.  
BY: ALBERTO L. CAMACHO, ESQ.  
Special Counsel for the Board.

A L S O P R E S E N T:

Emil Kotherithara, CFO  
Lourdes Priestley, Director of Administration  
Libia De la Cruz-Holder, Director of Management  
Richard Fox, Consultant

PHYLLIS T. LEWIS  
CERTIFIED COURT REPORTER  
CERTIFIED REALTIME COURT REPORTER  
(732) 735-4522

1                   (The following is a transcript of a  
2 recording that was played during the public portion)

3                   MR. GODDIN: We've gotten -- we've  
4 gotten pretty lucky so far. You know, the only good  
5 thing that I can say, and you all have more of a  
6 history here than I do when it comes to the heating  
7 season, you know.

8                   One of the things that I was told was  
9 people don't want to take out their air-conditioner  
10 because their heat -- the heat is cranking in their  
11 apartments, so you leave the air-conditioner on  
12 because the heat is on too high.

13                   Well, call us and tell us, and we will  
14 fix the heat.

15                   The problem with that is once they  
16 invite us into the apartment, if the apartment is a  
17 friggin disaster, you know, we are going up there  
18 fixing the heat and then going downstairs and  
19 telling the manager, we got a housekeeping issue,  
20 and we got mice. We got roaches. We got broken  
21 stuff. We got holes in doors, stuff missing and  
22 broken, and smoke detectors that are missing.

23                   You know, that is why the tenants don't  
24 want us to come and fix the heat.

25                   MR. BRAXTON: Well, Housing can come to

1 my house and see the problem, because my  
2 air-conditioner is not coming out of the window  
3 until something is done.

4 FEMALE VOICE: I have the same issue as  
5 well, and we're right over the boiler --

6 MR. BRAXTON: My apartment --

7 MR. GODDIN: Well, see, this approach  
8 right here, you are telling me something, see, that  
9 is a bullshit way to start this.

10 MR. BRAXTON: It's not a bullshit --

11 MR. GODDIN: No, it is, because it's  
12 just bullshit --

13 MR. BRAXTON: -- it's not bullshit.  
14 I'm telling you --

15 MR. GODDIN: -- it is bullshit --

16 MR. BRAXTON: -- because I'm telling  
17 you I live there --

18 MR. GODDIN: -- no, you don't tell me  
19 anything --

20 MR. BRAXTON: -- well, that's your  
21 opinion, Rich.

22 MR. GODDIN: Okay. You can --

23 MR. BRAXTON: I don't have to ask you  
24 to take my air-conditioner out of the window --

25 MR. GODDIN: -- you let me know.

1 MR. BRAXTON: -- I don't want to --

2 MR. GODDIN: Well, you know what? If  
3 1360 people --

4 MR. BRAXTON: That's the way 1360  
5 people did get it --

6 MR. GODDIN: Okay. Because -- and you  
7 know what, that is going to change --

8 MR. BRAXTON: -- I don't know who --

9 MR. GODDIN: -- it's going to change.

10 MR. BRAXTON: -- it is what it is --

11 MR. GODDIN: But you know what, if I --

12 MR. BRAXTON: -- I can tell you, I can  
13 speak to when it's not attitude --

14 MR. GODDIN: -- then that's wrong --

15 MR. BRAXTON: -- I'm speaking -- I'm  
16 speaking --

17 MR. GODDIN: -- and you know what, you  
18 should probably go find somewhere else to live then  
19 that may be even worse --

20 MR. BRAXTON: Well, listen --

21 MR. GODDIN: -- you know what --

22 MR. BRAXTON: You want the new fire  
23 (indiscernible) --

24 MR. GODDIN: -- you have that  
25 attitude --

1 MR. BRAXTON: -- an investigation --

2 MR. GODDIN: -- you're going to have  
3 to -- well, keep it up --

4 MR. BRAXTON: -- Bro --

5 MR. GODDIN: -- you are going to have  
6 the attitude, all right. It changes from us, not  
7 from the tenants. You have to change first --

8 MR. BRAXTON: I am a tenant.

9 MR. GODDIN: -- we have to change  
10 first. It is up to us. It's not up to the tenants.  
11 We change.

12 Once we start doing what we are  
13 supposed to do collectively, not just, you know, not  
14 just showing up --

15 MR. BRAXTON: With the way it seems,  
16 the way it seems with me, it seems like the people  
17 that is picked on in this office is being shut out,  
18 point blank. I don't know if it is a racist thing,  
19 what it is, but that's the way I feel.

20 MR. GODDIN: Oh, you know what? Get  
21 out of the office, please.

22 MR. BRAXTON: You're throwing me out  
23 for what?

24 MR. GODDIN: Because you are claiming I  
25 am being a racist. Get out --

1 MR. BRAXTON: I never -- I never --

2 MR. GODDIN: You just said it in front  
3 of me --

4 MR. BRAXTON: -- I never claimed --

5 MR. GODDIN: -- get out --

6 MR. BRAXTON: -- I don't --

7 MR. GODDIN: -- get out of my office.

8 Get out of my office, please.

9 MR. BRAXTON: So, just for the record,  
10 you're throwing me out --

11 MR. GODDIN: Just for the record, you  
12 called me a racist. Please leave --

13 MR. BRAXTON: -- I never said, Rich,  
14 you was a racist.

15 MR. GODDIN: Get out, please.

16 JACKIE: You said that.

17 MR. BRAXTON: No, no, no. Now,  
18 Jackie --

19 (Indiscernible)

20 MR. BRAXTON: -- Jackie, Jackie --

21 JACKIE: It's kind of tough to make a  
22 race -- to make a racist statement to me. It sure  
23 is --

24 MR. GODDIN: I did not. I will not  
25 ever --

1 JACKIE: -- it really is.

2 MR. GODDIN: -- I will not ever,

3 ever --

4 JACKIE: That's a statement that you  
5 should not make here.

6 MR. BRAXTON: Why, because if I fail at  
7 something, and we are being picked on because --

8 FEMALE VOICE: No, but it has come  
9 across that way. It has come across that way --

10 MR. BRAXTON: -- I mean -- if I was  
11 wrong --

12 FEMALE VOICE: -- and that is only  
13 addressed when it's me and Rob here --

14 MR. BRAXTON: -- if I'm wrong --

15 FEMALE VOICE: -- with me and Rob and  
16 our (indiscernible), all of the rest can't  
17 collectively --

18 MR. GODDIN: Why collectively are we  
19 all sitting here then?

20 MR. BRAXTON: Well, we are now --

21 FEMALE VOICE: Now because of the  
22 harassment --

23 MR. GODDIN: Why are we all  
24 collectively sitting here --

25 FEMALE VOICE: Well, I don't understand

1 that, now saying just --

2 MR. GODDIN: -- talking --

3 FEMALE VOICE: -- based on what he was  
4 saying, prior to this meeting -- prior to this  
5 meeting -- prior to this meeting it was situations  
6 where as it was only addressed to Rob and myself.

7 MR. GODDIN: So this is how it is going  
8 to work --

9 MR. BRAXTON: You have to --

10 (The recording was turned off)

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I, PHYLLIS T. LEWIS, a Certified Court Reporter, Certified Realtime Court Reporter, and Notary Public of the State of New Jersey, do hereby certify that the foregoing is a true and accurate transcript of the tape recording as taken stenographically by and before me at the time, place and date hereinbefore set forth.

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

s/Phyllis T. Lewis, CCR, CRCR

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PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300  
Notary Public of the State of New Jersey  
My commission expires 11/5/2020.  
This transcript was prepared in accordance with  
NJAC 13:43-5.9.