



# HOUSING AUTHORITY OF THE CITY OF HOBOKEN

400 HARRISON STREET, HOBOKEN, N.J. 07030  
(201) 798-0370  
FAX (201) 798-0164



BOARD OF COMMISSIONERS MEETING – March 9, 2017, 7:00pm

**PRESENT:** Vice Chairman James Sanford  
Commissioner David Dening  
Commissioner David Mello  
Commissioner LaTrenda Ross

**ABSENT:** Chairwoman Dana Wefer  
Commissioner Hovie Forman

**COUNSEL:** Matthew Fitzpatrick, ESQ.

**STAFF:** Marc A. Recko, Executive Director  
Lourdes Priestley, Director of Administration  
Libia De la Cruz-Holder, Director of Management  
Arthur DiVincent, Director of Risk 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 March board meeting has been scheduled for Thursday March 9<sup>th</sup>, 2017 at 7:00pm in Adams Gardens, 220 Adams Street, Hoboken, NJ. Notice was sent to The Jersey Journal and Star Ledger on Tuesday, February 28<sup>th</sup>, 2017, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Tuesday, February 28<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; Commissioner Dening, Commissioner Mello, Commissioner Ross and Vice Chairman Sanford were present.

NEW BUSINESS:

Resolution authorizing the acceptance of the Minutes of the Regular Meeting of the Board of Commissioners on February 21, 2017



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, Commissioner Dening, Commissioner Mello, Commissioner Ross and Vice Chairman Sanford voted "Yes".

2017-03.02 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, Commissioner Dening, Commissioner Mello, Commissioner Ross and Vice Chairman Sanford voted "Yes".

2017-03.03 Resolution of the Housing Authority of the City of Hoboken to award a contract for lead based paint testing

Commissioner Mello made the motion and Vice Chairman Sanford seconded.

A discussion ensues.

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

2017-03.04 Resolution of the Housing Authority of the City of Hoboken to award a contract for security consultant services

Commissioner Mello made the motion and Commissioner Dening seconded.

Mr. Recko provides some background on the resolution and a discussion ensues.

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

2017-03.05 Resolution of the Housing Authority of the City of Hoboken authorizing the Executive Director to sell Authority property through public auction, sealed bid or through an interlocal sale to another governmental unit

Commissioner Mello made the motion and Commissioner Dening seconded.

Mr. Recko provides some background on the resolution and a discussion ensues.



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

2017-03.06 Resolution of the Housing Authority of the City of Hoboken to award a contract for paving

Commissioner Mello made the motion and Commissioner Dening seconded.

A discussion ensues.

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

2017-03.07 Resolution of the Housing Authority of the City of Hoboken to introduce a proposed community room rental and use policy

Commissioner Mello made the motion and Commissioner Dening seconded.

Mr. Recko provides some background on the resolution and a discussion ensues.

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

2017-03.08 Resolution of the Housing Authority of the City of Hoboken to authorize an agreement with the Housing Authority of Jersey City for HQS inspections of HCVP apartments

Commissioner Mello made the motion and Commissioner Dening seconded.

A discussion ensues.

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

#### EXECUTIVE DIRECTOR REPORTS

#### PUBLIC PORTION

2017-03.09 Resolution of the Housing Authority of the City of Hoboken to go into closed session to discuss pending litigation



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 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, Commissioner Dening, Commissioner Mello, Commissioner Ross and Vice Chairman Sanford voted "Yes".

#### CLOSED SESSION

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

(Open session continued at 9:25pm)

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

All board members answered in the affirmative.

(The meeting concluded at 9:30pm)

