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ANNUAL REORGANIZATION MEETING : Thursday  
OF THE BOARD OF COMMISSIONERS OF : May 11, 2017  
THE HOBOKEN HOUSING AUTHORITY : 6:30 p.m..  
OF THE CITY OF HOBOKEN :  
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Held At: Monroe Gardens  
Community Room  
221 Jackson 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

A P P E A R A N C E S:

FITZPATRICK & WATERMAN, ESQS.  
BY: HAROLD FITZPATRICK, ESQ.  
MATTHEW FITZPATRICK, ESQ.  
Attorneys for the Board.

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

Emil Kotherithara, CFO  
Libia De la Cruz-Holder, Director of Management  
Richard Goddin, Director of Maintenance  
Richard Fox, Consultant

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

1 CHAIRWOMAN WEFER: It is 6:30. We have  
 2 a quorum, so I am calling the meeting to order.  
 3 Please stand and pledge the flag.  
 4 (Pledge of Allegiance recited)  
 5 CHAIRWOMAN WEFER: I would like to  
 6 advice those present that notice of this Regular  
 7 Meeting of the Housing Authority of the City of  
 8 Hoboken has been provided to the public in  
 9 accordance with the provisions of the Open Public  
 10 Meetings Act.  
 11 Notice of this Annual Reorganization  
 12 Meeting of Thursday, May 11th, 2017, was sent to The  
 13 Jersey Journal and The Star-Ledger as a public  
 14 notice on Tuesday, May 2nd, 2017, as notification to  
 15 the general public of the meeting and sent to the  
 16 City Clerk of Hoboken on Tuesday, May 2nd, 2017,  
 17 with a copy of the agenda to be posted on the  
 18 bulletin boards in City Hall, Hoboken Library and  
 19 Hoboken Police Department.  
 20 I direct the minutes of this meeting to  
 21 state that I have announced that adequate notice of  
 22 this meeting has been given as required by the Open  
 23 Public Meetings Act.  
 24 Okay. So the first order of business  
 25 is the nomination and election of Chairperson and

1 Vice Chairperson to serve until the next annual  
 2 meeting on Thursday, May 10th, 2018.  
 3 I direct the Executive Director Marc  
 4 Recko to conduct election of officers for the coming  
 5 year.  
 6 EXECUTIVE DIRECTOR RECKO: Thank you.  
 7 So, Chairperson, shall we start with  
 8 nominations?  
 9 CHAIRWOMAN WEFER: Yes.  
 10 EXECUTIVE DIRECTOR RECKO: Then do we  
 11 have nominations for a Chairperson for the coming  
 12 year?  
 13 COMMISSIONER MELLO: I would like to  
 14 nominate David Dening.  
 15 CHAIRWOMAN WEFER: I will second that.  
 16 EXECUTIVE DIRECTOR RECKO: Any other  
 17 nominations for Chairperson?  
 18 If not, we will close that.  
 19 CHAIRWOMAN WEFER: I would like to just  
 20 comment really quickly.  
 21 So as I think most people probably know  
 22 that I am leaving, and I just want to say that I am  
 23 very happy that there are no other nominations. It  
 24 looks like it will probably be Commissioner Dening  
 25 who will be ascending to the chair. I have 100

1 percent utmost confidence that he will be an  
 2 excellent Chair in guiding the Housing Authority  
 3 forward through the new phases that it's going to be  
 4 going through over the next several years or several  
 5 months at least.  
 6 I think we are ready for the vote.  
 7 EXECUTIVE DIRECTOR RECKO: Very good.  
 8 Thank you.  
 9 We will vote as they are listed on the  
 10 resolution.  
 11 Commissioner Dana Wefer?  
 12 CHAIRWOMAN WEFER: Yes.  
 13 EXECUTIVE DIRECTOR RECKO: Commissioner  
 14 David Mello?  
 15 COMMISSIONER MELLO: Yes.  
 16 EXECUTIVE DIRECTOR RECKO: Commissioner  
 17 LaTrenda Ross?  
 18 COMMISSIONER ROSS: Yes.  
 19 EXECUTIVE DIRECTOR RECKO: Commissioner  
 20 Hovie Forman?  
 21 COMMISSIONER FORMAN: Yes.  
 22 EXECUTIVE DIRECTOR RECKO: Judith  
 23 Burrell is not here.  
 24 Commissioner David Dening?  
 25 COMMISSIONER DENING: Yes.

1 EXECUTIVE DIRECTOR RECKO: Commissioner  
 2 James Sanford?  
 3 VICE CHAIR SANFORD: Abstain.  
 4 EXECUTIVE DIRECTOR RECKO: So then we  
 5 will move on to nominations for the Vice  
 6 Chairperson.  
 7 CHAIRWOMAN WEFER: I would like to  
 8 nominate Commissioner Ross as Vice Chair.  
 9 COMMISSIONER DENING: I would like to  
 10 second that.  
 11 EXECUTIVE DIRECTOR RECKO: Any further  
 12 nominations?  
 13 If not, then the nominations will be  
 14 closed, and I will go to the vote, the vote for Vice  
 15 Chairperson for LaTrenda Ross.  
 16 Commissioner Wefer?  
 17 CHAIRWOMAN WEFER: Yes.  
 18 EXECUTIVE DIRECTOR RECKO: Commissioner  
 19 Mello?  
 20 COMMISSIONER MELLO: Yes.  
 21 EXECUTIVE DIRECTOR RECKO: Commissioner  
 22 Ross?  
 23 COMMISSIONER ROSS: Yes.  
 24 EXECUTIVE DIRECTOR RECKO: Commissioner  
 25 Forman?

1 COMMISSIONER FORMAN: Yes.  
 2 EXECUTIVE DIRECTOR RECKO: Commissioner  
 3 Dening?  
 4 COMMISSIONER DENING: Yes.  
 5 EXECUTIVE DIRECTOR RECKO: Commissioner  
 6 Sanford?  
 7 VICE CHAIR SANFORD: Abstain.  
 8 EXECUTIVE DIRECTOR RECKO: And then  
 9 last today we have a motion regarding the dates for  
 10 the meetings for the coming year. The dates are  
 11 Thursdays in the second week of the month, as we  
 12 have always had them in the past.  
 13 CHAIRWOMAN WEFER: I will move to adopt  
 14 this calendar.  
 15 COMMISSIONER MELLO: Second.  
 16 EXECUTIVE DIRECTOR RECKO: Any  
 17 conversation, any comments, any discussion?  
 18 CHAIRWOMAN WEFER: These are at 7 p.m.  
 19 is that -- it's in our bylaws.  
 20 EXECUTIVE DIRECTOR RECKO: Yes, ma'am.  
 21 Yes, it is in our bylaws.  
 22 CHAIRWOMAN WEFER: I think we are ready  
 23 for the vote.  
 24 EXECUTIVE DIRECTOR RECKO: Very good.  
 25 Commissioner Wefer?

1 CHAIRWOMAN WEFER: Yes.  
 2 EXECUTIVE DIRECTOR RECKO: Commissioner  
 3 Mello?  
 4 COMMISSIONER MELLO: Yes.  
 5 EXECUTIVE DIRECTOR RECKO: Commissioner  
 6 Ross?  
 7 COMMISSIONER ROSS: Yes.  
 8 EXECUTIVE DIRECTOR RECKO: Commissioner  
 9 Forman?  
 10 COMMISSIONER FORMAN: Yes.  
 11 EXECUTIVE DIRECTOR RECKO: Commissioner  
 12 Dening?  
 13 COMMISSIONER DENING: Yes.  
 14 EXECUTIVE DIRECTOR RECKO: Commissioner  
 15 Sanford?  
 16 VICE CHAIR SANFORD: Yes.  
 17 EXECUTIVE DIRECTOR RECKO: I think that  
 18 closes our -- do we want to vote on the committees  
 19 tonight?  
 20 COMMISSIONER DENING: I think I will  
 21 say a little something, if that is okay.  
 22 CHAIRWOMAN WEFER: Want the mike?  
 23 COMMISSIONER DENING: So I just want to  
 24 say thank you to the other Commissioners for the  
 25 faith they are putting in me, and just let the

1 residents know that we are going to continue to put  
 2 them out of politics, and thank Chair Wefer for all  
 3 of the work she has done. This is a lot easier job  
 4 than what it was when you came, Chair, was it three  
 5 years ago?  
 6 And we have a lot of exciting things  
 7 going on, and I am very confident in our Director to  
 8 get those accomplished.  
 9 EXECUTIVE DIRECTOR RECKO: Thank you.  
 10 (Applause)  
 11 Thank you.  
 12 CHAIRWOMAN WEFER: I move to adjourn.  
 13 EXECUTIVE DIRECTOR RECKO: Why don't  
 14 you do creation of the committees first?  
 15 CHAIRWOMAN WEFER: The way I did it  
 16 was, because we would solicit what committees people  
 17 want to be on and sort of do it over the year, I  
 18 think.  
 19 EXECUTIVE DIRECTOR RECKO: That's fine.  
 20 And if we would, as we go forward on  
 21 that, I just, you know, before we adjourn, and  
 22 Commissioner and now Chairman Dening's lead, I just  
 23 want to say that in my 16, 18 months here, landing  
 24 on my feet and running with this organization, that  
 25 I couldn't have possibly done what I have done

1 without the support of Chairperson Wefer.  
 2 You have been at my side. You broke me  
 3 in, if you will. You never failed to answer when I  
 4 asked. You never failed to not but in when I didn't  
 5 need it, you know. You drew that line very well,  
 6 allowing me to get on my feet and nurturing me as I  
 7 slowly took over the reins.  
 8 I just must say that I will be very,  
 9 very indebted to you, and I think the Hoboken  
 10 Housing Authority is indebted to you, Dana, for  
 11 doing that and holding this organization down until  
 12 somebody could get here full time, and then bringing  
 13 me along during my time here, I think has been very  
 14 invaluable to this organization, so thank you.  
 15 CHAIRWOMAN WEFER: Thank you, Marc.  
 16 (Applause)  
 17 COMMISSIONER ROSS: I would also like  
 18 to say that I remember when Dana came on, and hum,  
 19 wow, it was a hot mess. I will say it to you like  
 20 that, and had someone approached me then to have  
 21 joined the Board, I would have been like no, you  
 22 know, like absolutely not.  
 23 (Laughter)  
 24 But I have been through the waves with  
 25 you guys, and we have come a long, long, long, long

1 way, and it is through the entire Board. But most  
2 of all the dedication that each and every one of you  
3 have for the Hoboken Housing Authority residents and  
4 that is the main ingredient here is, you know, that  
5 we nipped the bud of the nepotism and, you know, all  
6 of that backlash stuff going on. This is our house.  
7 This is our home, and we have to be able to protect  
8 it.

9 So with that said, I appreciate each  
10 and every one of you. I think you guys are awesome.  
11 And if we keep this going, we will continue to be a  
12 success, so thank you.

13 CHAIRWOMAN WEFER: I always said that  
14 my goal was to get the Housing Authority to a place  
15 where our meetings were really boring, and I would  
16 say I think I succeeded in that.

17 (Laughter)

18 I am going to move to adjourn, if  
19 nobody else is.

20 EXECUTIVE DIRECTOR RECKO: Second on  
21 the motion to adjourn?

22 COMMISSIONER MELLO: Second.

23 EXECUTIVE DIRECTOR RECKO: All of those  
24 in favor?

25 (All Board members answered in the

1 affirmative)

2 CHAIRWOMAN WEFER: The next meeting  
3 will start at 7.

4 (Reorganization Meeting concluded at  
5 6:40 p.m.)

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C E R T I F I C A T E

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2  
3 I, PHYLLIS T. LEWIS, a Certified Court  
4 Reporter, Certified Realtime Court Reporter, and  
5 Notary Public of the State of New Jersey, do hereby  
6 certify that the foregoing is a true and accurate  
7 transcript of the proceedings as taken  
8 stenographically by and before me at the time, place  
9 and date hereinbefore set forth.

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

17  
18 s/Phyllis T. Lewis, CCR, CRCR

19 -----  
20 PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300  
21 Notary Public of the State of New Jersey  
22 My commission expires 11/5/2020.  
23 This transcript was prepared in accordance with  
24 NJAC 13:43-5.9.  
25