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REGULAR MEETING OF THE BOARD :  
OF COMMISSIONERS OF THE HOBOKEN : Thursday  
HOUSING AUTHORITY OF THE CITY OF : January 11, 2018  
HOBOKEN : 7:05 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  
Chairman David Dening  
Vice Chair LaTrenda Ross  
Commissioner Hovie Forman  
Commissioner David Mello  
Commissioner Barbara Reyes  
Commissioner James Sanford

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

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

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

Emil Kotherithara, CFO  
Lourdes Priestley, Director of Administration  
Richard Goddin, Director of Maintenance  
Richard Fox, Consultant

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

1                   CHAIRMAN DENING: Please stand for the  
2 Pledge.

3                   (Pledge of Allegiance recited)

4                   CHAIRMAN DENING: In accordance with  
5 the requirements of the Open Public Meetings Act,  
6 Chapter 231 of the Laws of the State of New Jersey,  
7 the Board of Commissioners of the Housing Authority  
8 of the City of Hoboken announces that the Regular  
9 January Board Meeting has been scheduled and will be  
10 held Thursday, January 11th, 2018, at 7 p.m. in the  
11 community room of Fox Hill Gardens, Hoboken, New  
12 Jersey.

13                   I direct that the minutes of this  
14 meeting state that adequate Open Public meeting --  
15 adequate notice of this public meeting has been  
16 given.

17                   Director, would you call the roll?

18                   EXECUTIVE DIRECTOR RECKO: I sure will.

19                   J. Burrell?

20                   D. Dening?

21                   CHAIRMAN DENING: Here.

22                   EXECUTIVE DIRECTOR RECKO: H. Forman?

23                   COMMISSIONER FORMAN: Here.

24                   EXECUTIVE DIRECTOR RECKO: D. Mello?

25                   COMMISSIONER MELLO: Here.

1 EXECUTIVE DIRECTOR RECKO: B. Reyes?

2 COMMISSIONER REYES: Here.

3 EXECUTIVE DIRECTOR RECKO: L. Ross?

4 VICE CHAIR ROSS: Here.

5 EXECUTIVE DIRECTOR RECKO: J. Sanford?

6 COMMISSIONER SANFORD: Here.

7 CHAIRMAN DENING: All right.

8 The first matter before us is the  
9 minutes from the December meeting.

10 Is there a motion?

11 COMMISSIONER MELLO: Motion.

12 CHAIRMAN DENING: Is there a second?

13 COMMISSIONER FORMAN: Second.

14 CHAIRMAN DENING: Any discussion?

15 VICE CHAIR ROSS: Yes.

16 I believe it is a duplicate in the  
17 minutes, 2017, 12.12, it is down there twice.

18 MR. KOTHERITHARA: The reason why it is  
19 down there twice is because initially there was a  
20 motion made. There was a discussion had. It was  
21 tabled. The vote went to 13 and then it came back  
22 to 12.

23 VICE CHAIR ROSS: Okay.

24 CHAIRMAN DENING: Yeah, remember the  
25 items were out of order, and we wanted to discuss

1 the emergency item before we discussed the --

2 VICE CHAIR ROSS: Okay. All right.

3 CHAIRMAN DENING: Is there any further  
4 discussion on the minutes?

5 Director?

6 EXECUTIVE DIRECTOR RECKO: J. Burrell?  
7 D. Dening?

8 CHAIRMAN DENING: Yes.

9 EXECUTIVE DIRECTOR RECKO: H. Forman?

10 COMMISSIONER FORMAN: Yes.

11 EXECUTIVE DIRECTOR RECKO: D. Mello?

12 COMMISSIONER MELLO: Yes.

13 EXECUTIVE DIRECTOR RECKO: B. Reyes?

14 COMMISSIONER REYES: Yes.

15 EXECUTIVE DIRECTOR RECKO: L. Ross?

16 VICE CHAIR ROSS: Yes.

17 EXECUTIVE DIRECTOR RECKO: J. Sanford?

18 COMMISSIONER SANFORD: Yes.

19 CHAIRMAN DENING: The next item before  
20 us is the monthly list of bills.

21 Is there a motion?

22 COMMISSIONER MELLO: Motion.

23 CHAIRMAN DENING: Is there a second?

24 COMMISSIONER FORMAN: Second.

25 CHAIRMAN DENING: It's Tab 2, if

1 anybody else is having trouble finding it.

2 VICE CHAIR ROSS: Okay. Thank you.

3 CHAIRMAN DENING: Is there any  
4 discussion of the monthly list of bills?

5 COMMISSIONER REYES: I have a question.

6 I wanted to know on the list of bills,  
7 number 12, the Hoboken Lock and then the Main Lock  
8 Shop, they are both for about the same time.

9 Is it specifically that we didn't get  
10 at one that we got at the other?

11 Was it an emergency matter?

12 CHAIRMAN DENING: You're talking about  
13 under "Monthly Maintenance Expenses"?

14 COMMISSIONER REYES: Yeah, under  
15 "Monthly Maintenance Expenses," correct.

16 CHAIRMAN DENING: Director?

17 EXECUTIVE DIRECTOR RECKO: Yes.

18 Rich, do you want to?

19 MR. GODDIN: Sure.

20 The Main Lock Shop provides us with the  
21 majority of our locks because we get a much, much  
22 better price on any of those things. However, there  
23 are certain things that are propriety to Hoboken  
24 Lock that we have to get from them, like the Medco  
25 keys and some of the lock mechanisms, and we will be

1 getting away from that, and we have gotten away from  
2 them, but we are still kind of stuck.

3 MR. KOTHERITHARA: The other thing to  
4 add on is that Main Lock is under a cooperative  
5 purchasing agreement, whereas Hoboken Lock is not,  
6 so we try to maximize the purchases from Main Lock.

7 CHAIRMAN DENING: Director, this has  
8 been explained before.

9 Under the Capital Fund, items number 1  
10 and 2 don't have a reference number, but they are  
11 clearly in excess of the bid limit.

12 Did we just neglect to include a  
13 reference?

14 MR. KOTHERITHARA: Yes, I apologize,  
15 because that doesn't state -- but there are  
16 resolutions on those. Both of those contracts were  
17 awarded by a sealed bid, and we can go over the  
18 resolution numbers.

19 CHAIRMAN DENING: Correct. Thank you.  
20 Please do that.

21 MR. KOTHERITHARA: For all three  
22 actually. Tekcon the same thing.

23 CHAIRMAN DENING: Thank you.

24 Any further discussion?

25 Director, I think we are ready.

1 EXECUTIVE DIRECTOR RECKO: Thank you.

2 J. Burrell?

3 D. Dening?

4 CHAIRMAN DENING: Yes.

5 EXECUTIVE DIRECTOR RECKO: H. Forman?

6 COMMISSIONER FORMAN: Yes.

7 EXECUTIVE DIRECTOR RECKO: D. Mello?

8 COMMISSIONER MELLO: Yes.

9 EXECUTIVE DIRECTOR RECKO: B. Reyes?

10 COMMISSIONER REYES: Yes.

11 EXECUTIVE DIRECTOR RECKO: L. Ross?

12 VICE CHAIR ROSS: Yes.

13 EXECUTIVE DIRECTOR RECKO: J. Sanford?

14 COMMISSIONER SANFORD: Yes.

15 COMMISSIONER MELLO: Chairman, if I

16 could, I should have asked this before we voted, but

17 it doesn't matter, though, but I do want to ask it.

18 Don't we have to -- I mean, we approve

19 the bids before they go out. Don't we have to take

20 a second vote when it comes back in?

21 EXECUTIVE DIRECTOR RECKO: I'm not sure

22 I follow.

23 CHAIRMAN DENING: The Commissioner is

24 asking if we voted on the --

25 EXECUTIVE DIRECTOR RECKO: Once the

1 bids came in, you voted to award --

2 COMMISSIONER MELLO: Oh, we did. We  
3 did that?

4 EXECUTIVE DIRECTOR RECKO: Yes.

5 COMMISSIONER MELLO: Okay. I  
6 misunderstood what Emil said, and I thought maybe we  
7 didn't do that step.

8 EXECUTIVE DIRECTOR RECKO: Oh,  
9 absolutely, yes.

10 COMMISSIONER MELLO: That's fine.  
11 Okay. Great. Thank you.

12 CHAIRMAN DENING: The next item is the  
13 Executive Director's comments, presentation.

14 EXECUTIVE DIRECTOR RECKO: Thank you.

15 Happy New Year. Glad to be here for  
16 another year, everybody.

17 All right. I have got kind of a  
18 shorter report than usual this month. I think with  
19 the holidays, everyone was busy and running around  
20 and doing the great holiday things that we did over  
21 the holidays. As I go through this, I will say a  
22 thing or two about that.

23 Can everyone hear me just fine with our  
24 new sound system?

25 THE AUDIENCE: Very good.



1 EXECUTIVE DIRECTOR RECKO: I think it  
2 works well. Great.

3 Mr. Goddin, again, thank you for  
4 getting it working.

5 Our vacant unit information is my  
6 Attachment A. It has been fairly consistent. We  
7 are up a few units because of some move-outs and  
8 because of some staffing issues that we have had  
9 during the course of the holidays with folks out on  
10 vacations, and with everyone out, it is a little  
11 hard to keep up, so we are taking a look at getting  
12 back to it now.

13 We are taking a look at contracting out  
14 a few units and catching back up on our vacancies.

15 We are still over 98 percent, which is  
16 excellent, but I like to keep them down around 25,  
17 so we are going to keep trying to hold that line as  
18 much as we can. But the vacant units still look  
19 real good.

20 Attachment B is our work order  
21 information, and you see that stays pretty  
22 consistent this month, some good work. We only have  
23 49 outstanding, and we will be getting some annual  
24 inspections, and we're keeping up with our routine  
25 work orders pretty well, I do believe.

1                   My Attachment C is the service calls,  
2                   which I emailed you digitally.

3                   D is my calendar, our calendar for  
4                   December.

5                   We are going to start disseminating  
6                   this. We actually produced this before the  
7                   beginning of January, and we will be getting this to  
8                   you before the first of the month every month, but I  
9                   do like to include this in your packet as well just  
10                  in case you have not seen it yet.

11                  My Attachment E is my regular HUD PHARS  
12                  report, which is the recovery plan with HUD.

13                  Our next meeting with HUD is going to  
14                  be January 26th in my office. We will be meeting  
15                  with them for an update on how we are doing on our  
16                  recovery plan because we continue to work on that,  
17                  and I think we are knocking down a lot of barriers  
18                  in that recovery plan.

19                  The subcommittees that we can talk  
20                  about: Security did not meet.

21                  The Facilities and Capital Improvement  
22                  Committee met last month, and now might be a good  
23                  time to take a moment and talk about that meeting,  
24                  if you wish --

25                  COMMISSIONER FORMAN: I'll get out my

1 notes --

2 EXECUTIVE DIRECTOR RECKO: -- it was a  
3 really good meeting.

4 If you wish, we can talk about how  
5 we --

6 COMMISSIONER FORMAN: -- I will get my  
7 notes -- I forgot my notes -- all right. Let me use  
8 your notes. I left my notes home in my other  
9 jacket.

10 We went over the Capital Fund  
11 expansion, and there will be a lot of work being  
12 done in the Housing Authority here.

13 Also, we went over the CDBG grants,  
14 which -- hey, Patricia, how are you doing -- which  
15 fund is that --

16 MS. WAITERS: Fine.

17 EXECUTIVE DIRECTOR RECKO: That comes  
18 from the city, funding through the city from the  
19 Federal Government working on our security projects.

20 COMMISSIONER FORMAN: And then we have  
21 our NJHMFA, which we are getting a loan -- a grant,  
22 but it becomes a loan to redo most of our buildings.  
23 So that will be roofs, elevators, doors, whatever  
24 else we need, bathrooms, not all bathrooms, just  
25 some of the -- am I right? The toilet, the

1 cabinets?

2 EXECUTIVE DIRECTOR RECKO: No. The  
3 Housing Financing Agency loan is going to be focused  
4 on the roofs, the elevators and the boilers.

5 COMMISSIONER FORMAN: Okay. The  
6 boilers, so that will be a big help because our  
7 boilers are real old.

8 And our emergency boiler line of work  
9 status on Harrison Garden has -- thanks to Mr.  
10 Goddin and his team -- we had a problem down there,  
11 but that was handled.

12 So thank God everybody has heat, right,  
13 Barbara?

14 COMMISSIONER REYES: Yes.

15 COMMISSIONER FORMAN: You got heat down  
16 there?

17 COMMISSIONER REYES: Correct.

18 COMMISSIONER FORMAN: All rightie.

19 And our project based management  
20 reorganization, that will be part of --

21 EXECUTIVE DIRECTOR RECKO: We will be  
22 presenting that later in this meeting as a  
23 resolution.

24 COMMISSIONER FORMAN: So the Director  
25 will fill you in more.

1                   I'm sorry I didn't bring my notes. I  
2 left them in my other jacket. I wrote everything  
3 out, but next time I will be more prepared.

4                   Thank you.

5                   EXECUTIVE DIRECTOR RECKO: And as we go  
6 through the meeting today, we will be touching on a  
7 couple of those things as I go through my report,  
8 too.

9                   The Personnel Committee met on Monday  
10 and went over the reorganization in detail, as well  
11 as our union agreement status, and a good general  
12 conversation on those. Again, I am going to be  
13 bringing the project based management reorganization  
14 in a resolution here shortly.

15                   Just to report on the union agreement  
16 status, we are kind of dead in the water at the  
17 moment. We brought the union agreement to the  
18 union. They rejected it, and now they are coming  
19 back to us for some new negotiations, so we will see  
20 where that lands.

21                   COMMISSIONER MELLO: But the ball is in  
22 their court, so we are not dragging our heels?

23                   EXECUTIVE DIRECTOR RECKO: The ball is  
24 clearly in their court right now.

25                   COMMISSIONER MELLO: Okay. Good.

1 EXECUTIVE DIRECTOR RECKO: And the  
2 Finance Committee met on Monday. Do you want to  
3 just talk about the basic issues?

4 CHAIRMAN DENING: We discussed the same  
5 issues that everybody else was discussing, so there  
6 is not much to add.

7 EXECUTIVE DIRECTOR RECKO: Very good.

8 To continue my report, just to get a  
9 little deeper on the Housing Finance Agency money,  
10 staff has been working very hard with the Housing  
11 Finance Agency to produce an acceptable request for  
12 proposals for an architect/engineer. We are in our  
13 final phase of drafting that.

14 Once that is complete, we hope in the  
15 next week or so when we get their stamp of approval  
16 on it, we will then be going out for bid for an  
17 architect/engineer to do the architectural  
18 engineering and environmental work on all of those  
19 new roofs, boilers and elevators as the main thrust.

20 There will also be some other work  
21 done, we're hoping, if the money holds out, but that  
22 is our three. In addition to that, we are  
23 anticipating being able to seal the outside of our  
24 buildings. It has been long past due that our  
25 buildings have been resealed and repointed, and

1       there are a few areas where we have exterior damage  
2       from Sandy that is still out there.

3               As some of you know, we have got some  
4       stairways on the main campus that go down to the  
5       boiler rooms, that walls are tilted, and there's  
6       some concrete work that needs to be redone, and we  
7       are hoping to be able to get all of that into this  
8       package.

9               So we are working hard with the Housing  
10       Finance Agency, and so as soon as we get their  
11       approval, we will be out for bid for an architect  
12       and engineer, and be off and running on that.

13               We are continuing to explore that  
14       possibility of an energy savings project. We have a  
15       conference call tomorrow on that topic with our  
16       energy savings team.

17               We also met with one of the state  
18       officials this past week, as a matter of fact  
19       yesterday, about some possibilities of state  
20       financing, which is kind of new since we met.

21               There is a possibility of a state  
22       financing mechanism on energy savings loans, so we  
23       are going to be pursuing those, and we believe that  
24       if we could do this in tandem with the Housing  
25       Finance Agency money, it would be a real, real

1 win-win for us, so we are pushing very hard to try  
2 to make those possibilities happen over the next 30,  
3 50 days, we will have real movement on that.

4 Our staff reviews are being completed  
5 in the next week.

6 I mentioned the Local 97 agreement  
7 already.

8 The personnel policy draft is in  
9 process, and we do need to do a training with HUD in  
10 February, March. HUD is coming to see me on January  
11 26th to review our recovery plan, and what I have  
12 asked them many times is to come up with some dates,  
13 maybe February or March, that we could have a  
14 special meeting.

15 They did a training with us a little  
16 over a year ago, that HUD came, Newark office came,  
17 sat down with the Board, talked about what is going  
18 on in housing, what is going on at the Newark  
19 office, what we can expect, and that type of a  
20 session. And it is part of our HUD recovery plan  
21 that we meet with them periodically as a Board, so  
22 we are going to try to schedule that for February  
23 March. They didn't want to do it in January, so you  
24 will be hearing about that.

25 On management, we did post an



1 advertisement that is still open for a new  
2 management position. Hopefully later on, you will  
3 be approving our reorganization plan, and we  
4 preceded it just a little bit by publishing an ad  
5 for a management position.

6 So if anyone knows anyone that wants to  
7 become or is a public housing manager and has that  
8 type of experience, we are going to be looking for  
9 some talent there over the next month or so.

10 We did reassign some management  
11 personnel this month. Many of you heard about this  
12 already. We did move a couple of our managers  
13 around. Ms. Patti Blanco has been assigned to  
14 Adams, Monroe and Fox Hill as the new manager.

15 Jaron Footman has been promoted to  
16 manage the Andrew Jackson Gardens site. He was one  
17 of our site clerks and has moved his way up and  
18 earned his way up. We are very proud of him.

19 Sandra, who is over at the central  
20 office, has been assigned as a site clerk at Andrew  
21 Jackson.

22 And Lisa has been assigned to the  
23 resident intake, Lisa Dortch has been assigned to  
24 the resident intake specialist at central office, so  
25 we had a few management changes there.

1                   On maintenance: We have successfully  
2                   stabilized those broken steam and condensate lines.  
3                   We do expect the final repairs to start next week.  
4                   You approved those at the last meeting, and we  
5                   expect those repairs to start next week to get rid  
6                   of that mess over at Harrison Gardens courtyard, and  
7                   I hope they will be there to make that happen,  
8                   sorry, next week.

9                   We are working with the architect on  
10                  developing unit turnover services and cleaning  
11                  service on bid packages, and we are taking a look at  
12                  REAC inspections. Hopefully we will have a new  
13                  inspection and our feet out on the street in the  
14                  coming month, and our REAC results will be back to  
15                  you for the February meeting. Our REAC inspections  
16                  are finally over for the year.

17                  Capital improvements: Our trash chute  
18                  compactor repairs are underway, but winding up.

19                  Our building entrance upgrades at the  
20                  elderly disabled sites, I am very frustrated that is  
21                  not complete yet, but we have had some fairly  
22                  intense meetings recently with the architect on that  
23                  project to jump ahead a little bit.

24                  The doors at Andrew Jackson and  
25                  Christopher Columbus are going to start installation

1 within the next two weeks, and they are getting  
2 mobilized. They are bringing a storage trailer on  
3 site. We met with the contractor last week at a  
4 pre-job meeting, so we are going to start the  
5 installation of all of the new exterior doors  
6 throughout Andrew Jackson and Christopher Columbus  
7 within the next two weeks.

8 They expect that they can do four or  
9 five doors a day, once they get started. The doors  
10 are all pre-manufactured. It is a matter of getting  
11 in there, taking them out, coordinating with the  
12 main access key card people.

13 They come in, and they take them out,  
14 slap them back in. So as residents do, as you go  
15 about your daily life, you know, understand they are  
16 going to be out there working. And you may see a  
17 sign saying, "Please use the back door," if you are  
18 in a situation where you have got two doors.

19 It shouldn't be long. It should only  
20 be for a matter of hours, or if there is only one  
21 door, for example, in our three-story walkups, you  
22 might have to kind of gingerly say "excuse me," to  
23 walk in or out.

24 They are aware of that. We talked to  
25 them about starting at the main times of eight in

1 the morning when everybody is coming in and out  
2 trying to work as well as we can with the residents.  
3 But we are really looking forward to those new doors  
4 coming in.

5 I segued from the elderly disabled  
6 doors here, the new doors here at Fox Hill and at  
7 Adams and Monroe is because the same contractor won  
8 that contract, and we are hoping that while he is  
9 here mobilized for the doors at Andrew Jackson and  
10 Christopher Columbus, that he will be also able to  
11 install the doors at least at the three elderly  
12 disabled sites.

13 He wants to do it. He has a couple of  
14 things to work out with the architect, and so  
15 hopefully within the next couple months, we will  
16 have all of that door work done. We think we can  
17 make that happen. That is the good news.

18 Let's see, where was I.

19 The boiler replacement is almost  
20 complete, and the repairs at 320 Jackson, 324  
21 Harrison, 540 Marshall. Maintenance has been doing  
22 a great job with keeping things going through this  
23 cold, cold, cold snap we just had.

24 The renovation for the roof damaged  
25 units at Andrew Jackson are preparing for bid.

1                   We did put out a bid package for the  
2 latest round of camera and security improvements  
3 through our CDBG grant. We did have a prebid  
4 meeting this past week on that project, and we had a  
5 very good turnout. Yea!

6                   So usually when you get a good turnout  
7 at a pre-bid, that means you are going to get a good  
8 number of bids. We hope that is true. This project  
9 is going to give us somewhere upward of --

10                   (A loud screeching noise is heard)

11                   Is that me?

12                   MR. GODDIN: I don't think so.

13                   EXECUTIVE DIRECTOR RECKO: No.

14                   -- somewhere upward of nearly 300 new  
15 cameras to cover our areas much, much better, the  
16 inside, outside of our building, as well as our  
17 entry ways.

18                   It is also going to give us monitoring  
19 sites at each of our manager's offices, and it's  
20 going to give us a duplicate monitoring site over at  
21 221 Jackson, and it's going to increase our backup  
22 security, so we can keep and monitor our files for  
23 longer.

24                   So it is a great, great bid and thanks  
25 to the city again for the CDBG grant that is making

1 this possible on our security.

2 Finances: Working with the fee  
3 accountant on the end of the year numbers and  
4 preparing for the 2017 audit.

5 The auditors are getting ready to walk  
6 in the door, so we will be busy over the next month  
7 or so with the auditors in finance and on our  
8 management sites.

9 The Housing Choice Voucher Program, we  
10 are taking a look at feasibility on a project based  
11 voucher invitation and looking at the 2018  
12 inspection cycle on our Section 8 Housing Choice  
13 Voucher Program.

14 The Resident Council elections have  
15 been held at all of the locations. A reformed  
16 Resident Advisory Board Meeting will be held by the  
17 end of the month. We are pulling that meeting  
18 together now, so we welcome all of the new officers  
19 that were elected, and we look forward to working  
20 with you over the next calendar year. Your event  
21 calendars are in your Board packets.

22 And we do have a special event coming  
23 up on Monday, which was kind of just announced to  
24 the Boys & Girls Club. The Boys & Girls Club is  
25 having an event at their New Jersey location on

1 Monday in honor of MLK Day. They are going to be  
2 having activities, food, kind of a shindig up there.  
3 They're talking about possibly even the governor  
4 stopping in and saying hello.

5 They are going to have some of the  
6 governor's staff up there, and they are taking a bus  
7 from Hoboken. They have chartered a bus to leave  
8 the Boys & Girls Club site at noon on Monday to take  
9 our kids on up there for the day.

10 They will be well chaperoned, so we  
11 will be working with the Boys & Girls Club. So if  
12 you got some kids, contact us. We will be glad to  
13 get them in or get them down to the Boys & Girls  
14 Club about noon, and we will get them up to the  
15 Jersey City for the Boys & Girls Club on Monday.

16 COMMISSIONER REYES: Do we have a flier  
17 that could be put out?

18 EXECUTIVE DIRECTOR RECKO: Yes. They  
19 just gave me one. Literally we just got it today,  
20 so we are going to be distributing that very  
21 shortly.

22 COMMISSIONER MELLO: Can you forward a  
23 PDF copy of that --

24 EXECUTIVE DIRECTOR RECKO: I will send  
25 that to all of the Board, yes.

1 COMMISSIONER MELLO: Great.

2 Thank you.

3 EXECUTIVE DIRECTOR RECKO: And believe  
4 it or not, that is my report this month.

5 COMMISSIONER MELLO: Nice job.

6 CHAIRMAN DENING: Thank you, Director.

7 VICE CHAIR ROSS: I have a question --  
8 not a question -- but I am very concerned about the  
9 24-hour line that residents are calling into. So I  
10 went through the report -- oh, I am sorry. Is it  
11 on?

12 Hello?

13 (Laughter)

14 So I went through the report and a  
15 couple of them stood out to me, but this one  
16 particular one, 12/10/2017, where HHA staff  
17 maintenance guys are responding back to the -- I  
18 guess you want to say the -- the --

19 COMMISSIONER REYES: The operator --

20 VICE CHAIR ROSS: -- yes, thank you --  
21 and in reference to that, it is not my problem.

22 So you call somebody else, it is not my  
23 problem. It is not my problem.

24 I don't think that our staff should be  
25 answering the operator in that way.



1                   We have maintenance guys on staff 24  
2 hours a day. When our residents are in trouble, and  
3 staff is reporting back saying that it is not my  
4 problem, it's not my problem, it's not my problem,  
5 then where does that leave the residents?

6                   So that is my concern.

7                   So I don't know if the maintenance guys  
8 are going through customer service training. I  
9 don't know what is going on, but I just would  
10 appreciate by reading these reports, that we don't  
11 come up against this again.

12                   EXECUTIVE DIRECTOR RECKO: Sure. We  
13 will research that.

14                   VICE CHAIR ROSS: Thank you.

15                   CHAIRMAN DENING: Any other questions  
16 or comments for the Director?

17                   COMMISSIONER REYES: I have a question.  
18 If someone -- I do have a question.

19                   If one of the 24-hour men is sick or so  
20 forth, are we reporting this to the dispatcher that  
21 is answering, so that they are not being called,  
22 and -- because I think sometimes what happened  
23 again, looking at the report, they are calling in a  
24 24-hour gentleman who is stating he is sick. He  
25 can't go out. You need to call someone else.

1                   Shouldn't the Housing be kind of  
2           letting the dispatchers know ahead of time that this  
3           person is sick, and this would be the person taking  
4           his place in the meantime?

5                   EXECUTIVE DIRECTOR RECKO:   Yes, I would  
6           think so.

7                   Any comments in general?

8                   MR. GODDIN:   Yes.

9                   I mean, if one of our ERPs are out sick  
10          during the course of the day, we notify the  
11          answering service.  But afterwards if the ERP  
12          doesn't let us know that they are not feeling well,  
13          and it is after hours, and they don't notify either  
14          myself or the answering service, you know, it is  
15          when their phone rings that they will give that  
16          response, and I will address that.

17                   EXECUTIVE DIRECTOR RECKO:   If the  
18          answering service gets that call, what then happens  
19          to that call, Mr. Goddin?

20                   It goes to the next person?

21                   MR. GODDIN:   Yes, yes.

22                   The way it is set up is that if someone  
23          doesn't answer the phone, it rolls to the second  
24          person.  If that person doesn't answer the phone, it  
25          rolls to me.

1                   So usually even if that ERP is sick,  
2                   most of the time they will notify their standby  
3                   person, and say, listen, I am not feeling well. I  
4                   can't go out, whatever the case is.

5                   But I am going to go through this list  
6                   and address each and every one of those because it  
7                   is not acceptable.

8                   VICE CHAIR ROSS: The other thing is  
9                   that -- and I am glad Barbara brought this up --  
10                  because going through the report, I was finding that  
11                  telephones are being shut off. I don't know what  
12                  the protocol is.

13                  COMMISSIONER REYES: For cell phones.

14                  VICE CHAIR ROSS: Yeah, for cell phones  
15                  being shut off. Like they literally are turning off  
16                  their phones. That's the way the report -- by  
17                  looking at it, and reading it, that is what I am  
18                  gathering. But, you know, I don't want to say.

19                  However, I believe maybe before I went  
20                  out on medical leave, I wanted to know from our  
21                  24-hour line what, if any, problems they were having  
22                  with Hoboken Housing Authority's staff. I wanted to  
23                  know what instances they are being up against versus  
24                  us, okay?

25                  Because I am quite sure the 24-hour

1 line is really having some difficulty, you know,  
2 with Housing. I am just going to put it out like  
3 that, so I wanted to get that feedback, so that way  
4 we can address it and move forward.

5 MR. GODDIN: Any type of issue that the  
6 answering service may have, whether they can or  
7 cannot reach out to our staff, or what the response  
8 is or not, or what the response is not, gets  
9 documented right here on these sheets. So there is  
10 nothing behind the scenes that happens that are  
11 surprises.

12 If the dispatcher calls one of our ERPs  
13 and either it doesn't -- it goes to voice mail or  
14 they get a negative response or whatever it is, it  
15 goes right on to this sheet.

16 So, as I said, there are no behind the  
17 scene surprises, because everything that they do is  
18 documented, and I think you can see, you know, if  
19 the phone went right to voice mail, they put it  
20 here.

21 If the ERP said, "I am sick, call  
22 somebody else," it is here, so that way it will be  
23 addressed.

24 VICE CHAIR ROSS: I don't mean it like  
25 that.

1           I mean it in a way where I want to know  
2           the difficulty that the company is having when they  
3           are trying to reach out to the maintenance staff.

4           For example, if Marie is answering the  
5           phone all day long, and she is saying: Well, you  
6           know, my problem is every time I call this  
7           particular number, they never pick up the telephone.

8           So I wanted a report from the company  
9           itself indicating what problems they may be having  
10          with us.

11          MR. GODDIN: And that is covered here.

12          VICE CHAIR ROSS: So it is covered in  
13          here to say that they are having a hard time getting  
14          in contact with?

15          MR. GODDIN: Right. Because you will  
16          see how many times they will reach out to different  
17          people. So if they called, let's say, for instance,  
18          Felix, six times, it is going to be right on this  
19          report that they reached out to Felix six times and  
20          left a message, you know, and then it will roll  
21          over.

22          They are not supposed to contact  
23          somebody three or four times before they go to the  
24          next person. They're supposed to try once, and then  
25          go to the second person.

1                   The second person, if they don't get  
2                   them, then they are supposed to contact me.

3                   So everything is on this report, so  
4                   that way there is no gray areas on this report.  
5                   What it says here is what they have done.

6                   CHAIRMAN DENING: Commissioner Ross, do  
7                   you want to continue this conversation after the  
8                   meeting with Rich?

9                   VICE CHAIR ROSS: Yeah, we can do that.

10                  CHAIRMAN DENING: All right. Thank  
11                  you.

12                  Next is public comment on the  
13                  resolutions. We have Pat Waiters.

14                  MS. WAITERS: Oh, I don't need a  
15                  microphone.

16                  COMMISSIONER FORMAN: No, you don't  
17                  need it.

18                  MS. WAITERS: Hum, this is the report  
19                  from the Deputy Director that's under the  
20                  resolutions, the Executive Director report?

21                  CHAIRMAN DENING: Yes.

22                  MS. WAITERS: I came in a little late,  
23                  and I just got this real quick briefly, and I wanted  
24                  him to mention it when he mentioned about the Martin  
25                  Luther King event for January 15th.

1                   I just got this real quick, and I just  
2                   want to read it. It's part of his report.

3                   Attention to all Hoboken Residents:

4                   This Saturday between 5:30 -- between  
5                   5:30 to 7:30 p.m. at the Multi Service Center, we  
6                   are gathering -- trying together to bring back a  
7                   unity in the community -- I'm sorry -- a unity in  
8                   the community to bring the people back together and  
9                   give the power to the people.

10                  All elected officials, anyone that's  
11                  invited, this is an open event. The mayor will be  
12                  present -- the mayor will be in attendance, our new  
13                  mayor elect, Ravi Bhalla, so everybody can unite  
14                  with the mayor.

15                  We are trying to enforce his executive  
16                  order that was passed on Wednesday at the meeting  
17                  that he put out in January.

18                  So I said please come out to all and  
19                  show some love and unite.

20                  So we just wanted to add, so you can  
21                  let the people know, that the whole Hoboken, all of  
22                  the residents is invited.

23                  CHAIRMAN DENING: Thank you, Pat.

24                  MS. WAITERS: Welcome.

25                  COMMISSIONER FORMAN: You're going to

1 show some love?

2 MS. WAITERS: Yes.

3 CHAIRMAN DENING: Pat, I am just going  
4 to remind everybody, this time is for resolutions.  
5 You know, if you want to make announcements, that is  
6 for the end.

7 MS. WAITERS: Yeah. But he's part of  
8 the resolutions. It is his order, right, on his  
9 agenda. It is right under resolutions, his agenda.

10 CHAIRMAN DENING: There are no more  
11 public speakers for the resolutions.

12 The next resolution before us is 1.03,  
13 a resolution to write off tenants' accounts  
14 receivable balances.

15 Do we have a motion?

16 COMMISSIONER MELLO: Motion.

17 CHAIRMAN DENING: A second?

18 COMMISSIONER FORMAN: Second.

19 CHAIRMAN DENING: And I am just going  
20 to preface this by saying that the Finance Committee  
21 grilled the Director on the two larger write-offs in  
22 the Finance Committee, so that we are not discussing  
23 people's financial details in public.

24 VICE CHAIR ROSS: Right.

25 EXECUTIVE DIRECTOR RECKO: Very good.



1                   This is a new procedure for us. We  
2                   were doing write-offs once a year. And when we did  
3                   the last one, we suggested that we come back  
4                   quarterly, which I like, so this is the first  
5                   quarterly right off the books.

6                   CHAIRMAN DENING: Is there any further  
7                   comment?

8                   I mean, I am just going to say that I  
9                   like doing it quarterly, so that it is not a shock  
10                  of such a large number, and, you know, we're not  
11                  talking about large sums of money that we should  
12                  have written off in March in November.

13                  EXECUTIVE DIRECTOR RECKO: Or vice  
14                  versa --

15                  COMMISSIONER SANFORD: May I suggest  
16                  that we perhaps put these in closed session, so that  
17                  the rest of the Board can understand what we are  
18                  voting on?

19                  COMMISSIONER MELLO: Yeah. I don't see  
20                  why not. I mean, because we don't have the details  
21                  that explains to the non committee members what  
22                  they're voting on, right?

23                  EXECUTIVE DIRECTOR RECKO: You have the  
24                  balances on the back there, so you know those.

25                  COMMISSIONER REYES: Right.

1 EXECUTIVE DIRECTOR RECKO: And in  
2 general, you know, I could make some comments in  
3 general, if you have any specific ones.

4 COMMISSIONER MELLO: No. I appreciate  
5 and I think I understand what Commissioner Sanford  
6 is getting at. It is not really appropriate to talk  
7 about it here, because it is almost the equivalent  
8 of like a Rice notice situation with an employee,  
9 people's personal business, but by the same token,  
10 non committee members should at least get like a  
11 brief kind of rundown before having to vote on it.

12 So maybe moving forward, if we can kind  
13 of get beyond that for this meeting, maybe the next  
14 quarter we could have a brief, like a ten-minute  
15 closed session before we start, so that people can  
16 just get a rundown.

17 CHAIRMAN DENING: That sounds  
18 reasonable.

19 COMMISSIONER MELLO: All right.

20 CHAIRMAN DENING: We can definitely  
21 work on better ways to make sure that the entire  
22 Board is informed.

23 Any further thoughts on this particular  
24 accounts receivable?

25 And, just for the record, it is \$11,587

1 of accounts receivable that we are going to write  
2 off that I know Matt is going to go collect for us.

3 (Laughter)

4 VICE CHAIR ROSS: I am glad you said  
5 that because I was going to ask.

6 MR. MATTHEW FITZPATRICK: Mr. Chair,  
7 yes. The bad fall with that amount being listed is  
8 two specific instances, which we have been  
9 establishing a process since the previous write-off,  
10 and I can assure you that as far as I am concerned,  
11 both of those will be going through that process.

12 CHAIRMAN DENING: Thank you.

13 COMMISSIONER MELLO: Right, because  
14 when we write it off, we are not precluded from  
15 still pursuing it.

16 MR. MATTHEW FITZPATRICK: Correct,  
17 Commissioner, yes. This is just an accounting  
18 necessity for the Authority. It does not preclude  
19 any collection action.

20 COMMISSIONER MELLO: Good.

21 CHAIRMAN DENING: Any further comment?

22 All right. We are ready, Director.

23 EXECUTIVE DIRECTOR RECKO: J. Burrell?

24 D. Dening?

25 CHAIRMAN DENING: Yes.

1 EXECUTIVE DIRECTOR RECKO: H. Forman?

2 COMMISSIONER FORMAN: Yes.

3 EXECUTIVE DIRECTOR RECKO: D. Mello?

4 COMMISSIONER MELLO: Yes.

5 EXECUTIVE DIRECTOR RECKO: B. Reyes?

6 COMMISSIONER REYES: Yes.

7 EXECUTIVE DIRECTOR RECKO: L. Ross?

8 VICE CHAIR ROSS: Yes.

9 EXECUTIVE DIRECTOR RECKO: J. Sanford?

10 COMMISSIONER SANFORD: Yes.

11 CHAIRMAN DENING: Okay.

12 The next resolution before us is 1.04,  
13 a contract to extend -- I'm sorry -- a resolution to  
14 extend the contract for electrical service.

15 Is there a motion?

16 COMMISSIONER MELLO: Motion.

17 COMMISSIONER FORMAN: Second.

18 CHAIRMAN DENING: Director, can you  
19 give us a little background on this resolution?

20 EXECUTIVE DIRECTOR RECKO: Sure can.

21 Rich, do you want to do it?

22 MR. GODDIN: Sure.

23 The TSUJ Electrical Service is part of  
24 the Bergen County cooperative -- I'm sorry -- I'm  
25 sorry -- we went out to bid for electrical services,

1 and TSUJ won the bid with an option to extend for a  
2 second year.

3           They have been doing very good work for  
4 us. I do have a history with them. They have been  
5 really buttoning up a few things. They have been  
6 working right here in Fox Hill quite a bit to get  
7 some long ongoing issues straightened out, as well  
8 as on the rest of the main campus, and we basically  
9 just asked them if they would be interested in  
10 extending for the second year, and I assume the  
11 answer was yes, and so that is why we are asking for  
12 you to approve this.

13           CHAIRMAN DENING: Thank you.

14           Any further comment?

15           COMMISSIONER MELLO: No.

16           CHAIRMAN DENING: All right, Director.

17           EXECUTIVE DIRECTOR RECKO: J. Burrell?

18           D. Dening?

19           CHAIRMAN DENING: Yes.

20           EXECUTIVE DIRECTOR RECKO: H. Forman?

21           COMMISSIONER FORMAN: Yes.

22           EXECUTIVE DIRECTOR RECKO: D. Mello?

23           COMMISSIONER MELLO: Yes.

24           EXECUTIVE DIRECTOR RECKO: B. Reyes?

25           COMMISSIONER REYES: Yes.

1 EXECUTIVE DIRECTOR RECKO: L. Ross?

2 VICE CHAIR ROSS: Yes.

3 EXECUTIVE DIRECTOR RECKO: J. Sanford?

4 COMMISSIONER SANFORD: Yes.

5 CHAIRMAN DENING: All right.

6 The next resolution before us is 1.05,  
7 a resolution approving certain organizational  
8 changes as recommended by the Executive Director.

9 Is there a motion?

10 COMMISSIONER MELLO: Motion.

11 COMMISSIONER FORMAN: Second.

12 VICE CHAIR ROSS: Second.

13 COMMISSIONER FORMAN: Go ahead.

14 VICE CHAIR ROSS: Thank you.

15 CHAIRMAN DENING: Let the record  
16 reflect Commissioner Ross seconded that motion.

17 Director, would you give us the  
18 background on this?

19 EXECUTIVE DIRECTOR RECKO: I sure  
20 would.

21 And I think all of the Commissioners  
22 have been in at least one review in one of the  
23 subcommittees on this, but we can fill everybody in.

24 A couple of baseline things on here are  
25 that HUD required Housing Authorities well over ten

1 years ago to go to project based management. This  
2 Housing Authority never did it. So when I walked in  
3 the door, it was a finding on our HUD recovery plan  
4 that we go to full project based management, and  
5 since then we have been letting the dust settle,  
6 getting our staff right, getting everything adjusted  
7 so we could make this move, and we are happy to say  
8 we are ready to go.

9 I will say, again, that it is a HUD  
10 requirement, but I will also say that I like it a  
11 lot. I have implemented this at another Housing  
12 Authority, and also Mr. Goddin has implemented it  
13 elsewhere, and this works really well for customer  
14 service.

15 The basic concept of it is to as much  
16 as possible decentralize our services to the  
17 residents and make them project based. So your  
18 manager actually has a staff working for him or her  
19 that can actually answer your questions, give  
20 service administratively and also has a staff of  
21 maintenance people working directly for that  
22 manager.

23 So the maintenance people, the repairs  
24 and the cleaning people can react directly to what  
25 your manager needs, because they work directly for

1       that manager rather than work for the central  
2       maintenance area.

3                 So when a manager says, "I need that  
4       mattress taken off the stairwell on the second  
5       floor," in the morning the manager assigns their own  
6       worker to do that, rather than to call into central  
7       maintenance, and then have central maintenance send  
8       somebody out to it.

9                 It improves customer service quite a  
10       bit. I was very impressed with the results of this  
11       elsewhere. It develops a sense of pride in the  
12       staff on their own developments, because they get  
13       their own developments. There is actually a team  
14       working on that development.

15                So that is the idea that HUD had over  
16       ten years ago. We never implemented it. I think it  
17       is past time that we did, and it is required anyway.

18                One of the major changes we have in  
19       this is that we are hiring, and it is the major cost  
20       of it beyond some salary adjustments is we are  
21       planning on hiring a new manager for Andrew Jackson.  
22       Andrew Jackson is going to have two managers rather  
23       than just one.

24                There is going to be an Andrew Jackson  
25       North and an Andrew Jackson South. There is just



1 too much work for one management team at Andrew  
2 Jackson for the number of units and the number of  
3 people at Andrew Jackson, and I think that is going  
4 to improve service at Andrew Jackson incredibly.

5 It will give the manager and the  
6 management teams a chance to actually give better  
7 service to you, respond better to you and have more  
8 time to work with you, so that is one of the changes  
9 we are making under project based management, one of  
10 the major changes.

11 Again, I think this works well. We are  
12 looking forward to it. There will be a change  
13 period here. We are going to have to get new phone  
14 lines installed. Work orders are going to be called  
15 into your local development rather than to a central  
16 maintenance number. So when you call in a work  
17 order, that person will be answering from your  
18 manager's office. All right?

19 So they won't be answering from central  
20 maintenance. It will be from your manager's office,  
21 okay?

22 We will still maintain a core of  
23 professionals in central maintenance. Central  
24 maintenance doesn't go completely away. There will  
25 be a core of the boiler guys, the electricians,

1 professional plumbers that will be sent out to help  
2 the different developments for the larger projects,  
3 but most of your everyday, day in and day out work  
4 is going to be done locally on your development  
5 rather than be done and dispatched from a central  
6 source.

7                   When I went through this in the past  
8 after a couple month adjustment period, I have  
9 experienced great results with this system. People  
10 start taking pride in what they have. They start  
11 becoming a unit on that development, and we see the  
12 response times getting a lot better.

13                   So I am looking forward to the change.  
14 It is going to take a few months to get everything  
15 in place, but I think it is something that we need  
16 to do. Unfortunately, it does come with a cost, so  
17 there will be that new position I mentioned earlier,  
18 the new manager position. We will have to hire a  
19 new manager to make this work.

20                   We will be having more site clerks at  
21 every site, and we will be having, for example, a  
22 video, local camera monitoring on each site. We  
23 will still have a central camera monitoring, but  
24 each site will have their own camera and camera  
25 system. Each site will also be able to issue I.D.

1 cards individually, so it won't be coming down to  
2 one central site. You will be able to get I.D.  
3 cards at each individual site rather than come down  
4 to the central office all of the time, so I think it  
5 will be give you much better service, and I'm  
6 looking forward to implementing it, if you approve  
7 it tonight.

8 COMMISSIONER MELLO: Mr. Chair, are we  
9 good?

10 Director Recko, you are breaking into  
11 the project based, but if somebody is absent, like a  
12 key person, and there is a call, you will still use  
13 the resources from the other projects in order to  
14 cover the --

15 EXECUTIVE DIRECTOR RECKO: Absolutely.  
16 We are still one big family. There's no doubt about  
17 that. We are still one big family.

18 If you have got, let's say, three or  
19 four maintenance workers on one site, and three of  
20 them get sick at the same time, you're going to be  
21 bringing people in --

22 COMMISSIONER MELLO: And then would the  
23 same go for if there is an abnormally large workload  
24 in one, and people are --

25 EXECUTIVE DIRECTOR RECKO: Yes.

1                   COMMISSIONER MELLO:  -- I would hate to  
2                   see a situation where people are sitting around at  
3                   one place, not working on anything, and the other  
4                   ones are not able to keep up with the workload.

5                   COMMISSIONER REYES:  Yes.

6                   EXECUTIVE DIRECTOR RECKO:  I sure hope  
7                   we had that problem some day.  I really do.

8                   (Laughter)

9                   But, yes, obviously if we have an  
10                  issue, for example, you know, since I have been  
11                  here, there have been two examples of shower  
12                  heads -- of sprinkler heads busting, and all hands  
13                  on deck.  I mean, everybody comes to deal with an  
14                  issue like that.  None of that will change.

15                 What will change is some of the  
16                 background on that, because if one development  
17                 borrows people from the other development, one  
18                 development will be billing the other development.

19                 One of the things behind this is, and  
20                 again, something that I like a lot, is it really  
21                 identifies where your money is flowing.  It  
22                 identifies where you are having to spend your repair  
23                 money, where your boiler guys are working, where  
24                 your plumbers are working.

25                 It gives me the ability rather than to

1 say, we spent X amount of money on boilers last  
2 year, it will give me the ability to say we spent  
3 this much on boilers at Andrew Jackson, this much at  
4 Harrison, and this much at one of our other sites.  
5 So it gives us the ability to track our financial  
6 flow very much better than we have in the past.

7 COMMISSIONER MELLO: They become their  
8 own call centers.

9 EXECUTIVE DIRECTOR RECKO: They become  
10 their own call centers, that is right.

11 So that accounting procedure will be  
12 nice, and I like it a lot.

13 COMMISSIONER MELLO: Good.

14 COMMISSIONER FORMAN: Then the  
15 special -- like you said, the special team will be  
16 like the electricians, the plumbers, the  
17 carpenters --

18 EXECUTIVE DIRECTOR RECKO: That is  
19 right.

20 COMMISSIONER FORMAN: -- they will be  
21 under Mr. Goddin.

22 EXECUTIVE DIRECTOR RECKO: They will  
23 still be under Mr. Goddin, and he will be there to  
24 assist constantly for us.

25 But, again, when the specialty plumber

1 comes, that amp or development -- we call them amps  
2 or HUD calls them amps --

3 COMMISSIONER FORMAN: Right.

4 EXECUTIVE DIRECTOR RECKO: -- when that  
5 development -- when they go to that development, and  
6 that development will be billed for that service  
7 from the central maintenance side.

8 So the central maintenance and the  
9 central office has to live within their means then,  
10 too, because there is a billing procedure, and we  
11 can see where central office is standing and where  
12 central maintenance is standing, and each of the  
13 individual amps and what their cash flow is every  
14 year. This makes a lot of sense.

15 COMMISSIONER MELLO: Just a couple of  
16 more comments.

17 We have used the term "amp" around  
18 here --

19 EXECUTIVE DIRECTOR RECKO: Yes, we have

20 COMMISSIONER MELLO: -- but it  
21 wasn't -- it was misused. I mean, we weren't  
22 organized in amps --

23 EXECUTIVE DIRECTOR RECKO: We were  
24 doing it on paper. We were not doing it in reality.

25 COMMISSIONER MELLO: Okay.

1                   And you had experience doing it in  
2                   reality before.

3                   EXECUTIVE DIRECTOR RECKO:   Yes, I have,  
4                   and so has Mr. Goddin by the way, so you have a  
5                   couple of us who have a lot of experience.

6                   COMMISSIONER MELLO:   Good.

7                   CHAIRMAN DENING:   Director, if you had  
8                   to sum this up for the residents, this would be  
9                   fewer trips down to 400 --

10                  EXECUTIVE DIRECTOR RECKO:   That's  
11                  right.

12                  CHAIRMAN DENING:   -- my manager would  
13                  be empowered to do a lot more to get things fixed  
14                  and clean?

15                  EXECUTIVE DIRECTOR RECKO:   I love that  
16                  because it is true.   The managers will be in power.  
17                  They will have a staff that can react to your  
18                  problems.

19                  CHAIRMAN DENING:   I had one other  
20                  thought, but it slipped my mind.   But the point is  
21                  that your managers will be much more responsive and  
22                  able to help you.

23                  EXECUTIVE DIRECTOR RECKO:   Yes.

24                  COMMISSIONER FORMAN:   And each site  
25                  will have their own power to make their own key

1 entries?

2 EXECUTIVE DIRECTOR RECKO: Make their  
3 own key entries on the site.

4 They will be able to monitor the  
5 security cameras at individual sites. Again, very  
6 much more effective because if a manager knows the  
7 families who are coming in and out, managers know  
8 who lives in their development, they will be able to  
9 recognize people. They will be able to react much  
10 better to the problems we are having out there.

11 VICE CHAIR ROSS: How are the -- how  
12 are the managers feeling about the change?

13 EXECUTIVE DIRECTOR RECKO: I think so  
14 far pretty good. I think so far pretty good.

15 They have been through supervisory  
16 training this past year. I talked to them about  
17 coming up on this, and it will clearly be an  
18 increase in salary for them as you see in the  
19 breakout in what it is going to cost us, so it is  
20 going to be in many ways a promotion for them, so I  
21 think they are ready for the challenge. I think we  
22 all are.

23 COMMISSIONER MELLO: Then you mentioned  
24 the supervisory training and people getting  
25 empowered. Does our current grievance procedure



1 with our union members, is it adequate for all of  
2 these new supervisory roles?

3 EXECUTIVE DIRECTOR RECKO: It is, yes.

4 COMMISSIONER MELLO: Okay.

5 EXECUTIVE DIRECTOR RECKO: It is  
6 perfectly adequate. I don't think anything will  
7 change there.

8 COMMISSIONER MELLO: Great. Just  
9 wanted to make sure it was in place.

10 VICE CHAIR ROSS: So how are the  
11 residents going to be notified?

12 Is there going to be like -- I know we  
13 are going to have a resident services meeting, so  
14 that is key. But for those that may not attend, are  
15 there going to be letters going out, or are the  
16 managers going to be meeting with the residents?

17 EXECUTIVE DIRECTOR RECKO: Yes.

18 I think we will have a regular Resident  
19 Council meeting, but we will also have a meet and  
20 greet at each development. They are coming in  
21 February anyway on my orderly schedule for the meet  
22 and greets, so we will be discussing this at the  
23 meet and greets as they come up during February at  
24 all of the sites. And before we do full  
25 implementation, I envision doing a special meeting

1 with the entire development team at each site,  
2 saying this is your new development team, who you  
3 will be working with. This is how that is going to  
4 happen. We still have a little work to get there,  
5 you know, to do the right forms and create the  
6 packet for each site. Then I envision some type of  
7 a letter going out to every resident as it comes.

8 COMMISSIONER REYES: Director, about  
9 how long do you think this -- if we approve this  
10 tonight, how long? A month or two months, three  
11 months?

12 EXECUTIVE DIRECTOR RECKO: I think we  
13 are between a 60 and 90-day full implementation  
14 schedule. A little will have to be phased. For  
15 example, I mentioned earlier we are opening bids at  
16 the end of January on our new security camera  
17 systems.

18 Those will be part of the new offices  
19 for the managers, so that may be 60 days after that  
20 by the time they are installed. So there will be  
21 some pushing and shoving, but I would expect that  
22 within 60 days, we will have folks reassigned and  
23 out of their sites, so March, the end of March.

24 COMMISSIONER SANFORD: Director, just a  
25 couple proposals.

1                   First, to truly reflect our structure,  
2                   can we add that Board counsel reports to the Board  
3                   on this organization chart?

4                   EXECUTIVE DIRECTOR RECKO:    Sure, yes.  
5                   Be glad to add that.

6                   COMMISSIONER SANFORD:    Okay.

7                   Then what are your thoughts on our  
8                   third-party professionals, such as attorneys and the  
9                   internal auditor, should those reports be forwarded  
10                  to the Bord or to the Director --

11                  EXECUTIVE DIRECTOR RECKO:    I don't  
12                  think I have been prepared to be asked that, but I  
13                  think the auditor normally reports to the Board.

14                  COMMISSIONER SANFORD:    Right.

15                  EXECUTIVE DIRECTOR RECKO:    He works  
16                  with us, but he reports to the Board.

17                  And what other person did you have in  
18                  mind?

19                  COMMISSIONER SANFORD:    And the other  
20                  legal counsel.

21                  EXECUTIVE DIRECTOR RECKO:    Legal  
22                  counsel and the auditor reports to the Board, gives  
23                  the Board the report.

24                  COMMISSIONER SANFORD:    And the reason I  
25                  am bringing it up is we had a past where this had



1 my understanding is that this is with respect to  
2 Housing Authority employees, so I don't know how you  
3 want to make that distinction in terms of the actual  
4 organizational chart that you are asking the Board  
5 to approve tonight, but it is something to at least  
6 be said.

7 COMMISSIONER MELLO: Oh, yeah, because  
8 the attorney -- the outside attorneys, the auditors,  
9 they are not on this chart at all, right?

10 EXECUTIVE DIRECTOR RECKO: They are not  
11 on this chart right now, but I have had charts in my  
12 previous positions, too, where we had those  
13 positions, and they showed on the organizational  
14 chart that they reported directly to the --

15 COMMISSIONER MELLO: My thought was  
16 like outside contractors that are constantly --

17 MR. MATTHEW FITZPATRICK: Right, and  
18 it -- I'm sorry to interrupt, Commissioner -- it may  
19 be just a matter of how it is designated on the  
20 organization chart to make it clear --

21 COMMISSIONER MELLO: Sure.

22 MR. MATTHEW FITZPATRICK: -- that they  
23 are not employees. Obviously my concern is for the  
24 Authority's protection, you don't want to take any  
25 step to make somebody an employee who is not --

1                   COMMISSIONER MELLO: Right, it makes  
2 sense.

3                   MR. MATTHEW FITZPATRICK: -- that is  
4 why I just wanted to point that out.

5                   CHAIRMAN DENING: I just wanted to  
6 point out that the Director has spent quite a bit of  
7 time working on this and spent a lot of time with  
8 the Board making sure that we were -- with the  
9 various committees making sure that we were aware of  
10 the changes, and I definitely appreciate it.

11                   EXECUTIVE DIRECTOR RECKO: Then the  
12 staff as well, we have spent a lot of brain time on  
13 this to think of the details and what is going to  
14 happen, so we are getting there.

15                   VICE CHAIR ROSS: Thank you.

16                   COMMISSIONER FORMAN: I think it is a  
17 win-win for the Housing Authority.

18                   EXECUTIVE DIRECTOR RECKO: It is.

19                   COMMISSIONER MELLO: Not that we want  
20 to lose staff, but quite frankly, it's beefing up  
21 their resumes, if they did want a change, it's  
22 better experience, too.

23                   EXECUTIVE DIRECTOR RECKO: And we won't  
24 lose anyone here. We are not losing any staff. All  
25 of the staff will retain positions. We are good.

1 We made sure.

2 COMMISSIONER MELLO: No. I just meant  
3 it makes them more marketable as professionals.

4 EXECUTIVE DIRECTOR RECKO: It does and  
5 really this is the way the private sector runs. If  
6 you think about it, this is the way the private  
7 sector runs. It is tried and true.

8 CHAIRMAN DENING: Any other questions  
9 for the Director?

10 All right. I think we are ready to  
11 vote.

12 EXECUTIVE DIRECTOR RECKO: J. Burrell?  
13 D. Dening?

14 CHAIRMAN DENING: Yes.

15 EXECUTIVE DIRECTOR RECKO: H. Forman?

16 COMMISSIONER FORMAN: Yes.

17 EXECUTIVE DIRECTOR RECKO: D. Mello?

18 COMMISSIONER MELLO: Yes.

19 EXECUTIVE DIRECTOR RECKO: B. Reyes?

20 COMMISSIONER REYES: Yes.

21 EXECUTIVE DIRECTOR RECKO: L. Ross?

22 VICE CHAIR ROSS: Yes.

23 EXECUTIVE DIRECTOR RECKO: J. Sanford?

24 COMMISSIONER SANFORD: Yes.

25 EXECUTIVE DIRECTOR RECKO: Thank you,

1 all.

2 CHAIRMAN DENING: The next resolution  
3 is to go into closed session.

4 Is there a motion to suspend the agenda  
5 to allow the public portion to occur?

6 COMMISSIONER MELLO: Yes.  
7 Motion.

8 CHAIRMAN DENING: Is there a second?

9 COMMISSIONER FORMAN: Second.

10 CHAIRMAN DENING: Is there any  
11 discussion?

12 COMMISSIONER MELLO: No.

13 CHAIRMAN DENING: Director, I'm sorry,  
14 motion to suspend the agenda to --

15 EXECUTIVE DIRECTOR RECKO: Are we  
16 taking a vote?

17 COMMISSIONER MELLO: To allow the  
18 public portion to precede the closed session.

19 CHAIRMAN DENING: -- exactly.

20 EXECUTIVE DIRECTOR RECKO: Vote?

21 CHAIRMAN DENING: Yes.

22 EXECUTIVE DIRECTOR RECKO: J. Burrell?  
23 D. Dening?

24 CHAIRMAN DENING: Yes.

25 EXECUTIVE DIRECTOR RECKO: H. Forman?



1 COMMISSIONER FORMAN: Yes.

2 EXECUTIVE DIRECTOR RECKO: D. Mello?

3 COMMISSIONER MELLO: Yes.

4 EXECUTIVE DIRECTOR RECKO: B. Reyes?

5 COMMISSIONER REYES: Yes.

6 EXECUTIVE DIRECTOR RECKO: L. Ross?

7 VICE CHAIR ROSS: Yes.

8 EXECUTIVE DIRECTOR RECKO: J. Sanford?

9 COMMISSIONER SANFORD: Yes.

10 CHAIRMAN DENING: All right. This is  
11 just the first page.

12 (Laughter)

13 The first speaker is Joan Markey.

14 MS. MARKEY: Hello.

15 It is me again. Joan Markey, Fox Hill.  
16 3L, same complaints.

17 We still do not have the wires in the  
18 compactor room covered. That is Fios' job. They  
19 did it on two floors and then stopped, so it must be  
20 part of their package, but they still have not done  
21 it. Maybe Housing can put some kind of covering  
22 over it?

23 EXECUTIVE DIRECTOR RECKO: We will take  
24 a look.

25 MS. MARKEY: I mean, it is very ugly,

1 and it's scary when you walk in. It's all of these  
2 wires hanging down. Somebody is going to go in and  
3 pull them one day, but yeah, it is not necessary,  
4 and it is such an easy thing to fix.

5 No. I am not saying a million dollars.  
6 It might cost you ten dollars for some plastic or  
7 something.

8 The second thing is we don't have  
9 enough help in this building. We have one person  
10 that is doing five people's jobs, and I didn't come  
11 up last meeting here, which was three months ago,  
12 because I thought, well, maybe I will talk to the  
13 Director or to Richie, and we might get something  
14 done.

15 But Danny does a fantastic job. I am  
16 not complaining about him. Thank God, he has good  
17 friends, but we need more help in this building on a  
18 daily basis because the floors can't get done. The  
19 garbage can't get moved.

20 It should be done at a set time. We  
21 are going to do the garbage first thing in the  
22 morning, so nobody interferes with the elevators.

23 You can't do it in that way with just  
24 one person. He can't be out shoveling snow and  
25 taking out garbage. He can't be doing fixing in

1 somebody's apartment and sweeping the floors.

2                   Outside, I am not even going to  
3 mention, because with the snow, that was his main  
4 job, but we can never clean up out there any more.

5                   One person can't handle all of these  
6 jobs. As much as he tries, and he does try, this  
7 complaint is not against him. It is a praise for  
8 him that he could even get done as much as he does.

9                   And then the next thing is: The person  
10 that was evicted in August, the next door apartment  
11 to me, because I am right next to the compactor  
12 room, the garbage on his balcony is so bad. We got  
13 notices twice to take everything off our balconies.  
14 Nothing was moved from his. He is not even living  
15 there, and we still have all of his stuff. And if  
16 you walk out on Clinton Street, you can see it from  
17 the street. It is not even anything that is back  
18 next to the wall. It is the whole balcony is full  
19 of his stuff.

20                   We can't get somebody up there to move  
21 that stuff, get it out of there?

22                   It is garbage. It is not even  
23 something they could -- mattresses that's been out  
24 in the snow and the rain, not going to use them  
25 again.

1                   Okay. Thank you very much.

2                   EXECUTIVE DIRECTOR RECKO: Thank you.

3                   CHAIRMAN DENING: Director, a question  
4                   from me.

5                   In the new org chart there is a slot  
6                   for extra help at Fox Hill?

7                   EXECUTIVE DIRECTOR RECKO: There is.  
8                   Yes, sir.

9                   CHAIRMAN DENING: Thank you.

10                  EXECUTIVE DIRECTOR RECKO: And it is  
11                  well needed. She is right.

12                  CHAIRMAN DENING: The next speaker, I  
13                  can't quite read it. It is two S's.

14                  MS. SHAHAT: Sherry Shahat,  
15                  S-h-a-h-a-t.

16                  Okay. I was going to speak on Danny's  
17                  behalf that he works very hard, as Joan said, but he  
18                  needs help. I mean, he is really doing a great job  
19                  all by himself, and it is very hard. He has a lot  
20                  of work to do.

21                  The second thing --

22                  THE AUDIENCE: Speak up.

23                  MS. SHAHAT: -- I'm sorry.

24                  The second thing -- I reiterated what  
25                  Joan said, the need for Danny to get help.

1                   The second thing I would like to talk  
2                   about and show you, sometimes our sewer backlogs,  
3                   and this is coming into our sinks. I guess, I don't  
4                   know if everybody gets it on the first floor, but  
5                   the sewer going out -- the pipe going out to the  
6                   sewer seems to be the problem.

7                   I had this flood more than ten times  
8                   since I lived here, and this is very smelly,  
9                   extremely smelly. It smells like sewer, and the  
10                  water comes over all my sheets, towels, blankets. I  
11                  don't know who else gets it, but being on the first  
12                  floor, I get it when the sewer backs up, and  
13                  probably the sewer pipe that goes out into the  
14                  system is the problem.

15                  And speaking of pipes, we have a lot of  
16                  floods in the building. I know we get an inspection  
17                  once or twice a year, each apartment.

18                  Can they inspect the pipes and see what  
19                  pipe might break next instead of we get the floods  
20                  and the houses and closets, and all over the rugs,  
21                  if they could inspect and see if the pipes are in  
22                  good shape or not, you know. It looks like they are  
23                  anyway because we get a lot of floods in here.  
24                  Pipes are breaking like musical chairs, so...

25                  And the third thing I wanted to speak

1 about is the compactor room. We have notices saying  
2 put the bottles here, put the garbage here. And  
3 there are people not cooperating, which makes the  
4 compactor room filthy and smelly, and if we could  
5 get the cameras put in the compactor room, maybe  
6 Housing could find out who is disregarding that and  
7 just slopping up the place, and that is it.

8 Thank you.

9 EXECUTIVE DIRECTOR RECKO: Thank you.

10 CHAIRMAN DENING: Thank you.

11 The next speaker is Pat Waiters.

12 MS. WAITERS: Pat Waiters, 1233 Park  
13 Avenue.

14 I have a card here today. This is my  
15 business card for each and every Commissioner, and I  
16 wanted to take two seconds to thank the Director and  
17 Director Richard and Director Recko for last week.  
18 I was in court and I was really busy and you took  
19 out the time to do a telephone conference with me  
20 concerning a resident. I don't give names. I never  
21 do that. But just the way it was handled  
22 professional, it was excellent.

23 What I want to say to that is: I got a  
24 lot of calls yesterday, and I came out today like  
25 when residents call me for all issues. It could be

1 anything from what she just showed, a broken sink or  
2 whatever.

3 I feel proud to say that I work hard  
4 with the Director with no politics attached. Every  
5 time I go to these Boards and speak on public  
6 portions, I mention politics, it could be like an  
7 uncomfortable situation, and it exists. So I don't  
8 sugar coat stuff. So I got a lot of calls  
9 yesterday, and it was like: Patricia, we want you  
10 on TV. They didn't give you the seat.

11 So I tell them, and I say this tonight,  
12 this is why I came out: Have no fear, Batman is  
13 here. I am not going anywhere.

14 I told them that it doesn't matter who  
15 is sitting in the seats, so I tell them that I think  
16 that the people who sit in these seats is doing a  
17 wonderful job. As long as I have a relationship  
18 with you and work with you to help some of these  
19 residents because some of these situations they come  
20 to me be legit -- legitimate reasons, okay?

21 It ain't the same everyday ones, the  
22 ones that doesn't -- like systematically. This is  
23 legitimate reasons and issues that's not being  
24 addressed.

25 Something simple from like the \$25 late

1 fee, okay?

2 So I looked at other Housing  
3 Authorities, where being that it is low income  
4 anyway, they don't charge nowhere near a \$25 late  
5 fee, issues like that that I have been working on  
6 for years, right?

7 So when they come to me, I want to work  
8 hand in hand with the Board, too.

9 So tonight, this is why I'm giving you  
10 all my business cards. I tell them all the time,  
11 let me do some type of investigation. Let me do  
12 some research. But what we have doing lately, I  
13 want to thank you so much because we have been  
14 diffusing a lot of things, right, and we come to  
15 you, and it's being settled so nice.

16 So just to let the people know that  
17 live in the Housing Authority, they need my  
18 assistance, and I don't mind doing this. I am not a  
19 political person. I'm a people's person, and this  
20 is why I am giving this event on Saturday, me and  
21 the three other Council people, to say we are one.  
22 Regardless of what -- some people could jump in  
23 their vehicle and go outside Hoboken.

24 We see each other in ShopRite, dropping  
25 our kids off to school. We live here, okay?



1                   So it is time for us to unite. If Pat  
2 Waiters can do it, I know everybody else could,  
3 okay?

4                   So I am opening up my heart this  
5 evening. I am begging people to come out Saturday.  
6 Let's start from that and move on.

7                   Because I told them again, if it was  
8 really -- I felt so honored yesterday, and I got  
9 over 60 calls, to say, oh, we got a new Commissioner  
10 coming. Pat, that's not fair. Two years we have  
11 been watching you on TV, and they didn't give you  
12 the seat.

13                   Don't look at it that way. I'm going  
14 to work with anybody they put on this Board. It  
15 doesn't matter with Pat Waiters.

16                   Let them play the politics. I don't  
17 have money to buy seats. I have nothing, but time,  
18 and I will volunteer myself and my time. I don't  
19 have to pay nobody's campaign. I don't have to help  
20 nobody. I do it from my heart, okay?

21                   So I just wanted to thank people and  
22 just put that on the record and give each of you one  
23 of my cards.

24                   COMMISSIONER MELLO: Thank you, Pat.

25                   MS. WAITERS: Thank you for your time.

1 CHAIRMAN DENING: Thank you, Pat.

2 The next speaker is Phoebe Gould.

3 MS. GOULD: Phoebe Gould.

4 I wanted to speak, make an announcement  
5 on behalf of HOPES Cap, Inc. About programs that we  
6 have that are starting or restarting this January  
7 and February winter season.

8 We have our VITA tax preparation, which  
9 is our Volunteer Income Tax Assistance Program. We  
10 are currently looking for volunteers who we will  
11 fully train, and that is happening this January.  
12 And then starting February 1st, we are preparing  
13 taxes for free for low income residents of Hoboken  
14 and Hudson County.

15 Anyone who would like information on  
16 that can contact HOPES about that.

17 We also have classes that are starting  
18 and restarting. We have beginner and intermediate  
19 English as a second language, beginner and  
20 intermediate computers.

21 We have a lit club, which is leadership  
22 and training for teenagers.

23 We have coding class for teenagers, and  
24 we have financial education for adults.

25 We also have creative wellness,

1 creative art class for seniors and one for families,  
2 and for children. I have fliers about these to  
3 leave with you.

4 VICE CHAIR ROSS: Thank you.

5 CHAIRMAN DENING: Thank you.

6 And, Director, if a community  
7 organization wants to make an announcement, they can  
8 reach out through Danny and get some time in the  
9 Executive Director's report.

10 Is that true?

11 EXECUTIVE DIRECTOR RECKO: They can, or  
12 they can sign up here, too. Either way is fine.

13 COMMISSIONER REYES: Mr. Dening, in  
14 regards to that, we chose -- HOPES has always --  
15 previously to me being on this Board, I also  
16 represented HOPES and always announced the upcoming  
17 events and classes.

18 The reason we do this is, yes, we do  
19 share this with Danny as well, but we also want it  
20 to be known to the residents that are coming to  
21 these meetings, not only is this service provided,  
22 but we are also willing to provide them with  
23 transportation and other services that they may not  
24 know about, if we are just giving a flier to Danny,  
25 so that's kind of why we spend --

1                   CHAIRMAN DENING: Oh, no, no. My point  
2 was that in order to make sure that more of the  
3 public could hear, they could request time during  
4 the Executive Director 's report.

5                   EXECUTIVE DIRECTOR RECKO: Thank you.

6                   I would just like to say, again, thank  
7 you to HOPES and thank you for coming.

8                   I am not too sure what our Housing  
9 Authority would be without you. You do so much good  
10 out there, everywhere from helping us with the  
11 Christmas parties this year to all of the things  
12 that people don't know about. The folks that you  
13 take care of and help with different issues in their  
14 lives through these type of training programs, I  
15 just want to say thank you again to HOPES and what  
16 you do for us. You are always welcome.

17                  COMMISSIONER REYES: Thank you.

18                  CHAIRMAN DENING: Thank you.

19                  The next speaker is Sandra Smith.

20                  MS. SMITH: Hi.

21                  My name is Sandra Smith, 320 Harrison  
22 Street.

23                  One thing I would like to say, we do  
24 need help in our area. We used to always have  
25 permanent maintenance -- I mean, housekeeping person

1 in our area.

2 We don't have that. Our building is  
3 still dirty.

4 I have a new site manager, so I had  
5 told them about it when I did my new lease, that the  
6 hallway definitely needs to be cleaned. Being that  
7 the snow and all of that salt and everything coming  
8 in the building, and sometimes when you come in that  
9 door you can slip and hit that concrete step, so it  
10 needs to be either put a rug or to be clean.

11 And, you know, the short building is  
12 not bad because, you know, it is just snow coming in  
13 and out, but it needs to be mopped and cleaned now  
14 and again.

15 I used to do it, but now I can't do it  
16 no more, mopped the hallway from the top on down.

17 And another thing, too, I would like  
18 to -- you to explain -- we get this every year, the  
19 escrow account. How do this work with the escrow,  
20 because if you are sending us these little checks,  
21 and it is only 59 cents, I mean, can you just take  
22 it and just add it on to the rent?

23 That is all I have to say.

24 VICE CHAIR ROSS: Thank you, Sandra.

25 THE AUDIENCE: That's a good idea.

1                   MS. SMITH: No need to put these in the  
2 bank, 59 cents, they would laugh at you.

3                   CHAIRMAN DENING: Director, maybe  
4 someone can check on that for you, check on the  
5 escrow account --

6                   MS. SMITH: It should be more money  
7 than this.

8                   EXECUTIVE DIRECTOR RECKO: Thank you.

9                   CHAIRMAN DENING: The next speaker is  
10 Michele Lusane.

11                  MS. LUSANE: Michele Lusane, 320  
12 Harrison.

13                  Good evening, everyone.

14                  When you all talked about having --  
15 there are a couple things, because I know it has  
16 been a lot of issues with the Housing Authority with  
17 people coming in as contractors, working, doing  
18 work, and people know them, and it was always  
19 complaints about it, because they complained about  
20 the other Director we had, Carmelo Garcia, and now I  
21 hear him saying that somebody from Bergen County, he  
22 knows him well and stuff.

23                  I think that is a conflict of interest,  
24 because this is a big issue that the Housing  
25 Authority has been having for a while. They

1       complained about it with Carmelo. They complained  
2       about it with anybody who gets somebody that they  
3       know to do the job. It is just a conflict of  
4       interest.

5                   And another thing, thank you, Mr.  
6       Recko. I did get my tub, but I have a big issue  
7       because the day I got my tub, they came and they  
8       took the thing out of my tub, and this is what I was  
9       left with, me and my kids.

10                   It was looking down into the basement  
11       for a day, looking down into the basement, because  
12       the guys when they took the tub out, it was two  
13       tubs, they said somebody will be right there to fix  
14       it.

15                   This is what I had to endure with my  
16       kids for a day and a half.

17                   When the guy finally came to check it,  
18       he said to me: I got to go to the office. I have  
19       to call my boss. I don't know what I can do.

20                   Okay. So he went. He spoke. And then  
21       Jackie called me back and said that they were going  
22       to do -- they were going to take two to three days.

23                   I said, fine.

24                   So the guy came and he started putting  
25       the steel up around the tub to make a foundation, so

1 the tiles can go up against the wall.

2 Fine. He did that.

3 The next day another guy came, which  
4 was December 22nd, and he stayed until 5:30 doing my  
5 tiles because he didn't want to leave me with that  
6 big gap.

7 Okay. Somebody was supposed to come  
8 back. I waited after Christmas, nobody came back.  
9 I told my cousin, Sandra Smith.

10 After New Years, nobody came back.

11 I am left with this gap behind my sink  
12 and under the floor, and you can feel the cold from  
13 downstairs into my bathroom, which my children has  
14 to get in the tub, wash up in the morning, take a  
15 bath at night.

16 This is what I am left with. I have to  
17 put a bag there to keep the draft from coming in  
18 there.

19 Now, I called her on Monday, and I  
20 said: Have her call me. It is an issue I want to  
21 speak to her about.

22 I never got a call back.

23 But the way my bathroom was left after  
24 that first incident was horrible, and they said to  
25 me I am lucky I didn't get rats or nothing in my



1 house because that was the basement, and it was  
2 open.

3 I don't mind. I appreciate them giving  
4 me a tub and stuff. I am not complaining about  
5 that, but I am complaining about this not being  
6 done, and that's where the air is coming from  
7 underneath there. That's the downstairs, where I  
8 just showed you the opening, and I don't understand  
9 how a guy didn't come and fix that. I waited and I  
10 waited.

11 I called Monday at 2:12 because I had  
12 to go out to the doctor's. When I came back, I  
13 called. She was supposed to get back to me. That  
14 was Monday that just passed, and today is Thursday,  
15 and that still is not done.

16 I wasn't going to come here. But lucky  
17 that she was coming to the meeting, and I came  
18 because I don't think it is right at all.

19 Thank you.

20 CHAIRMAN DENING: Thank you, Michele.  
21 That is our last public speaker.

22 VICE CHAIR ROSS: Can I say something,  
23 please?

24 CHAIRMAN DENING: Yes.

25 VICE CHAIR ROSS: When will this issue

1 in her apartment and her bathroom be addressed?

2 EXECUTIVE DIRECTOR RECKO: We will  
3 obviously look at it first thing in the morning and  
4 we will find out what happened, who dropped the  
5 ball.

6 MR. GODDIN: Absolutely.

7 MS. LUSANE: They don't even have the  
8 bars on the tub that's supposed to be on the tub for  
9 me to get in and out because I have left side  
10 weakness. I can't get in. I have to slide in to  
11 get in my tub. Slide up to get out of the tub and  
12 get back in, because I don't want to hold on the  
13 soap dish because the foundation is not strong  
14 enough.

15 COMMISSIONER REYES: Director, I have  
16 some concerns about Harrison Gardens, the parking  
17 lot.

18 I noticed that the -- I know it is  
19 supposed to be closed, and I know that it has broken  
20 on numerous occasions since we got it up.

21 Have we looked into the camera system  
22 to see who is breaking these?

23 EXECUTIVE DIRECTOR RECKO: Yes, we  
24 have. And we have actually taken some action  
25 against a few people that we could identify. We

1       actually found two or three that we knew it was  
2       their son, so we contacted the resident and a notice  
3       to cease.

4                       There is a few that we just can't tell  
5       who they are. One of them last week we found was  
6       just some people at one in the morning, probably  
7       intoxicated, walking down the street, that broke it  
8       just for fun. It was awful.

9                       We are looking at an aluminum, rather  
10      than a plastic arm, that is much harder to break, so  
11      we hope that will hopefully remedy that situation.

12                      The other good topic was something that  
13      came up in our Facilities Meeting as well, and  
14      seeing if we could identify some of that security  
15      money to really put a good fence there that slides  
16      open and closes.

17                      COMMISSIONER REYES: Something needs to  
18      be done, and the reason I'm saying this --

19                      EXECUTIVE DIRECTOR RECKO: It does. We  
20      agree.

21                      COMMISSIONER REYES: -- is: In the  
22      morning I have to get my daughter to Wally's. I  
23      have to get into my vehicle, literally that's like a  
24      thruway for all of the cars. The cars are rushing  
25      through in the morning. They are not watching.

1                   Like it is a matter of time before a  
2 child is going to get hit by one of those vehicles  
3 there, and I know that it has been broken. We fixed  
4 it. It's broken and it's fixed. I just feel like  
5 we need to hold, you know, hold individuals  
6 accountable.

7                   And my last thing is the dogs. Dogs  
8 are a big issue in the Housing Authority.

9                   EXECUTIVE DIRECTOR RECKO: They are.

10                  COMMISSIONER REYES: I work out of 532  
11 Jackson now numerous times out of the week, and I  
12 literally see these dogs on no leashes coming out of  
13 the area 520 Jackson Street, big dogs, I mean just  
14 all over the place --

15                  THEU AUDIENCE: Pooping.

16                  COMMISSIONER REYES: -- yeah -- doing  
17 whatever they need to do, and the resident sitting  
18 on the side of the building just letting the dogs do  
19 whatever they need.

20                  During the holiday season or just  
21 recently when it was so cold, individuals from our  
22 building, 311 Harrison, literally didn't want to  
23 walk their dogs, so they literally let the dogs do  
24 whatever they had to do.

25                  And you can ask the maintenance person

1 right at the exit door of the back stairwell.

2 So guess what is happening?

3 When the residents are coming in and  
4 out, that is what they are stepping on.

5 That is not fair to the residents that  
6 reside there, and that is not the person that works  
7 there their fault either, but I think we need to  
8 identify these individuals.

9 MS. LUSANE: They take them on the  
10 roof, too. They used to take them on the roof.

11 EXECUTIVE DIRECTOR RECKO: Yes, they  
12 do.

13 A couple of things on that.

14 I think some of the new cameras that we  
15 are bidding out right now are going to be more  
16 focused directly on those areas because we have a  
17 bit of a hard time when somebody opens that door  
18 that knows where the camera is and just leaves the  
19 dog out. We have seen this a number of times, and  
20 we can't identify them.

21 Second, with the project based  
22 management of having monitoring stations at the  
23 manager's office, the manager who knows the folks in  
24 there, I think are going to be able to take better  
25 action against the dogs because they will know them

1 and they will be able to follow up immediately on  
2 that. That's a little bit cumbersome centrally, so  
3 those are two of the actions that we're taking.

4 Please, Folks, when you know somebody  
5 that has a dog illegally, report it to us, or if you  
6 know somebody at a certain time, like if you see  
7 somebody letting their dog out at 7:15 yesterday  
8 morning, contact us and say at 7:15 yesterday  
9 morning, somebody did that.

10 We will go back in the archive and try  
11 our best to identify that person.

12 We are sending out numerous notices to  
13 cease and quit based on that.

14 MS. LUSANE: I used to yell at them and  
15 tell them to pick up their mess.

16 COMMISSIONER REYES: They jump on the  
17 kids.

18 CHAIRMAN DENING: I think we are ready  
19 for a closed session.

20 Matt, would you give me the verbiage?

21 MR. MATTHEW FITZPATRICK: Sure.

22 This would be the Housing Authority's I  
23 guess now standard form to enter into closed  
24 session.

25 It would be Resolution 2018-01.06, a

1 resolution of the Housing Authority of the City of  
2 Hoboken to enter into closed session to discuss  
3 pending litigation.

4 CHAIRMAN DENING: All right.

5 MR. MATTHEW FITZPATRICK: And one thing  
6 I will point out to the members of the public is  
7 that the Housing Authority does not anticipate that  
8 any action will be taken in open session as a result  
9 of the discussion in closed session.

10 CHAIRMAN DENING: Thank you.

11 Is there a motion?

12 COMMISSIONER MELLO: Motion.

13 CHAIRMAN DENING: Is there a second?

14 VICE CHAIR ROSS: Second.

15 CHAIRMAN DENING: All right.

16 EXECUTIVE DIRECTOR RECKO: Do you need  
17 a vote --

18 CHAIRMAN DENING: I'm sorry. Hold on.

19 (Board members confer)

20 CHAIRMAN DENING: I'm sorry. Hold on.

21 I'm sorry. One more second.

22 Is there any discussion of this  
23 resolution entering into closed session?

24 Director, would you call the roll?

25 EXECUTIVE DIRECTOR RECKO: We are going

1 to call the vote.

2 EXECUTIVE DIRECTOR RECKO: J. Burrell?

3 D. Dening?

4 CHAIRMAN DENING: Yes.

5 EXECUTIVE DIRECTOR RECKO: H. Forman?

6 COMMISSIONER FORMAN: Yes.

7 EXECUTIVE DIRECTOR RECKO: D. Mello?

8 COMMISSIONER MELLO: Yes.

9 EXECUTIVE DIRECTOR RECKO: B. Reyes?

10 COMMISSIONER REYES: Yes.

11 EXECUTIVE DIRECTOR RECKO: L. Ross?

12 VICE CHAIR ROSS: Yes.

13 EXECUTIVE DIRECTOR RECKO: J. Sanford?

14 COMMISSIONER SANFORD: Yes.

15 (The open session concluded at 8:30,

16 and closed session is contained in a separate

17 booklet)

18 (The following takes place at 9:30

19 p.m.)

20 CHAIRMAN DENING: Motion to close.

21 COMMISSIONER MELLO: Motion to close.

22 COMMISSIONER FORMAN: Second.

23 CHAIRMAN DENING: All in favor?

24 (All Board members voted in the

25 affirmative)



(The meeting concluded at 9:30 p.m.)

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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 proceedings 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.