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REGULAR MEETING OF THE BOARD :
OF COMMISSIONERS OF THE HOBOKEN : Thursday
HOUSING AUTHORITY OF THE CITY OF : December 14, 2017
HOBOKEN : 7:05 p.m.
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Held At: Adams Gardens
Community Room
221 Adams Street
Hoboken, New Jersey

B E F O R E:

Marc A. Recko, Executive Director
Chairman David Dening
Commissioner James Sanford
Commissioner David Mello
Commissioner Hovie Forman
Commissioner Barbara Reyes

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: Shall we pledge the
2 flag?

3 (Pledge of Allegiance recited)

4 CHAIRMAN DENING: I would like to
5 advise those present that notice of this Regular
6 Meeting of the Housing Authority of the City of
7 Hoboken has been provided to the public in
8 accordance with the provisions of the Open Public
9 Meetings Act.

10 Notice of this Regular Monthly
11 December's Board meeting that has been scheduled for
12 Thursday, December 14th, was sent to The Jersey
13 Journal and The Star-Ledger and posted on the
14 bulletin board of the City Hall, Hoboken Library and
15 Hoboken Police Department.

16 I direct the minutes of this meeting to
17 state that I have announced that adequate notice of
18 this meeting has been given as required by the Open
19 Public Meetings Act.

20 Director, would you call the roll?

21 EXECUTIVE DIRECTOR RECKO: I will.

22 J. Burrell?

23 D. Denning?

24 CHAIRMAN DENING: Here.

25 EXECUTIVE DIRECTOR RECKO: H. Forman?

1 D. Mello?

2 COMMISSIONER MELLO: Here,

3 EXECUTIVE DIRECTOR RECKO: B. Reyes?

4 COMMISSIONER REYES: Here.

5 EXECUTIVE DIRECTOR RECKO: L Ross?

6 J. Sanford?

7 COMMISSIONER SANFORD: Present.

8 CHAIRMAN DENING: All right.

9 The first item before us is the minutes
10 of the November 9th meeting.

11 Is there a motion?

12 COMMISSIONER MELLO: Motion.

13 CHAIRMAN DENING: Is there a second?

14 COMMISSIONER REYES: Second.

15 CHAIRMAN DENING: Director, I know
16 Commissioner Ross had a concern about the minutes.
17 Was that ever resolved?

18 EXECUTIVE DIRECTOR RECKO: Yes. I
19 think we should pass the minutes with the
20 stipulation that her attending late last month was
21 not the month that she came in late, that it was the
22 month before.

23 MR. KOTHERITHARA: And in the current
24 Board packet, it has been updated to reflect that.

25 EXECUTIVE DIRECTOR RECKO: Thank you.

1 CHAIRMAN DENING: Thank you, Emil.
2 Are there any further comments?
3 All right, Director.
4 EXECUTIVE DIRECTOR RECKO: J. Burrell?
5 D. Dening?
6 CHAIRMAN DENING: Yes.
7 EXECUTIVE DIRECTOR RECKO: H. Forman?
8 D. Mello?
9 COMMISSIONER MELLO: Yes.
10 EXECUTIVE DIRECTOR RECKO: B. Reyes?
11 COMMISSIONER REYES: Yes.
12 EXECUTIVE DIRECTOR RECKO: L. Ross?
13 J. Sanford?
14 COMMISSIONER SANFORD: Yes.
15 CHAIRMAN DENING: The next item before
16 us is the 12.02 resolution authorizing the payment
17 of the monthly list of bills.
18 Is there a motion?
19 COMMISSIONER MELLO: Motion.
20 CHAIRMAN DENING: Is there a second?
21 COMMISSIONER REYES: Second.
22 CHAIRMAN DENING: Does anybody --
23 (Commissioner Forman present)
24 COMMISSIONER FORMAN: I am late.
25 EXECUTIVE DIRECTOR RECKO: No problem.

1 CHAIRMAN DENING: I ask that the record
2 reflect that Commissioner Forman has arrived.

3 Does anybody have any questions or
4 comments on the monthly list of bills?

5 COMMISSIONER REYES: Yes.

6 CHAIRMAN DENING: Sorry, Commissioner
7 Reyes?

8 COMMISSIONER REYES: Yes, I did. I had
9 a question.

10 I see that number -- I know it is
11 number 17. I'm sorry. I left my other version at
12 home, where I had actually listed the questions that
13 I had.

14 But Ray Rodriguez, is that the
15 gentleman from the karate?

16 CHAIRMAN DENING: Yes.

17 COMMISSIONER REYES: And he is being
18 paid for services for doing the karate class or --

19 EXECUTIVE DIRECTOR RECKO: Yes, ma'am.
20 That has been going on for years here. I don't know
21 when he started that, but the Housing Authority has
22 been giving him a stipend every month for running
23 that program for quite a while, long before I got
24 here.

25 COMMISSIONER REYES: I wasn't aware of

1 that. I'm sorry. I actually never really paid
2 attention. I was just like -- and my other concern
3 is that we have another Ray of child support. Is
4 that the same individual that we're paying two
5 things for or --

6 EXECUTIVE DIRECTOR RECKO: Is that the
7 same individual, Emil?

8 MR. KOTHERITHARA: It's the same
9 individual. His stipend is for the amount shown on
10 Line 17, and that is inclusive. The payroll and
11 health benefits is overstated by that child support
12 payment. The total payment made to him is on Line
13 17.

14 COMMISSIONER MELLO: Where is this
15 child support?

16 COMMISSIONER REYES: Yeah. I saw it.
17 I'm sorry --

18 COMMISSIONER SANFORD: Line 11, Page 4
19 of the list of bills.

20 COMMISSIONER REYES: So in total he
21 gets 850 plus or no?

22 MR. KOTHERITHARA: 850 in total. 860
23 in total.

24 COMMISSIONER REYES: So, okay. So it
25 says here that we gave him a check for 850, and then

1 we must have cut another check for 250. That's
2 not --

3 MR. KOTHERITHARA: No. I've got a typo
4 there on Line 17. So the check that is being
5 presented is for the difference between the 850 and
6 the 280, so \$570.

7 COMMISSIONER REYES: Okay. I think we
8 need to correct that.

9 MR. KOTHERITHARA: Yes.

10 COMMISSIONER MELLO: I am still not
11 finding this --

12 COMMISSIONER REYES: Here you go, right
13 here.

14 COMMISSIONER MELLO: I'm sorry.

15 CHAIRMAN DENING: At this point I will
16 just point out that when Director Recko arrived, he
17 realized that the Board had not ever approved this
18 arrangement --

19 COMMISSIONER REYES: Exactly.

20 CHAIRMAN DENING: -- and he had the
21 Board approve it by resolution shortly after he
22 arrived.

23 (Board members confer)

24 MR. MATTHEW FITZPATRICK: So without
25 getting into too much, there is a wage garnishment,

1 so I believe that the full amount paid based on what
2 Emil is saying is \$850 inclusive of that wage
3 garnishment, and that second amount you see reflects
4 the actual garnishment which gets paid directly to
5 the State of New York.

6 COMMISSIONER MELLO: It seems like an
7 odd way to itemize it, because, one, is it really
8 the public's business to know how his paycheck is
9 being doled out?

10 I mean, we don't sit here and say, this
11 much goes to the Fed. This much goes to the State.
12 This much goes to Medicare. So why should we be --

13 COMMISSIONER FORMAN: Exactly.

14 COMMISSIONER REYES: I agree.

15 COMMISSIONER MELLO: -- and then we are
16 not itemizing what the heck he's getting paid for on
17 this line. It's doesn't sit well --

18 COMMISSIOER SANFORD: My next question
19 is --

20 COMMISSIOER MELLO: -- it's a little
21 odd. I mean, it's like if we are going to itemize
22 something, let's itemize why he is getting paid, not
23 how his paycheck is being divvied up --

24 MR. MATTHEW FITZPATRICK: I will leave
25 that up to the Director, but I think having the

1 Board in the future, having the Board authorize the
2 total payment for his services would be sufficient,
3 no matter --

4 COMMISSIONER MELLO: I mean, I get paid
5 by the Board of Ed. I would hate to think that in
6 their list of bills, that if I had child support
7 payments, that it would be the whole world's
8 business where my check is going.

9 COMMISSIONER SANFORD: So at what point
10 should we maybe not discuss this in the public?

11 MR. MATTHEW FITZPATRICK: I think that
12 is probably sufficient.

13 EXECUTIVE DIRECTOR RECKO: I think
14 again the difference is that we have been operating
15 under the assumption that any time we cut a check,
16 we have to have that Board approval.

17 Am I correct, Emil?

18 So if we find a way to phrase it
19 differently in these cases or something like that,
20 we could certainly look into that.

21 COMMISSIONER MELLO: Shouldn't that go
22 under -- I mean, it is compensation. How it gets
23 divvied up after he receives it -- the quid pro quo
24 is you receive this much compensation for this
25 service. How that compensation gets divvied up, to

1 me, it is very comparable to taxes or things that
2 get taken out of your check.

3 EXECUTIVE DIRECTOR RECKO: I
4 understand. I understand. And usually you know
5 what --

6 MR. MATTHEW FITZPATRICK: I apologize.

7 EXECUTIVE DIRECTOR RECKO: -- on
8 employees, for example, you don't approve every bit
9 of those, and there are other ways we divvy that up.
10 But this is a little bit different because he is
11 more like a contractor/consultant position, so we
12 will figure out a way to do that better.

13 COMMISSIONER REYES: My next question
14 is: If he is a contractor, what is his contract?

15 I mean, how long is it for or --

16 EXECUTIVE DIRECTOR RECKO: Yes.

17 We have no formal contract with him.
18 It is an agreement that is ongoing, and I think if
19 you bring that to the Resident Service Committee as
20 to how long we might want to continue that agreement
21 with him.

22 COMMISSIONER REYES: Okay.

23 CHAIRMAN DENING: Commissioner Reyes,
24 do you have any further questions?

25 COMMISSIONER REYES: No, no. That was

1 it. That was my concern.

2 CHAIRMAN DENING: I will also just
3 remind all of the Commissioners that the microphones
4 take a little while to warm up, so you may want to
5 just leave them on.

6 All right. Director, I think we are
7 ready.

8 EXECUTIVE DIRECTOR RECKO: Okay. Very
9 good.

10 J. Burrell?

11 D. Dening?

12 CHAIRMAN DENING: Yes.

13 EXECUTIVE DIRECTOR RECKO: H. Forman?

14 COMMISSIONER FORMAN: Yes.

15 EXECUTIVE DIRECTOR RECKO: D. Mello?

16 COMMISSIONER MELLO: Yes.

17 EXECUTIVE DIRECTOR RECKO: B. Reyes?

18 COMMISSIONER REYES: Yes.

19 EXECUTIVE DIRECTOR RECKO: L. Ross?

20 J. Sanford?

21 COMMISSIONER SANFORD: Yes.

22 CHAIRMAN DENING: The third resolution
23 before us is a resolution of awarding general
24 engineering services.

25 MR. MATTHEW FITZPATRICK: If I could

1 interrupt, I believe that now what we have is we
2 want to get into the report of the Executive
3 Director --

4 CHAIRMAN DENING: Oh, I'm sorry, yes.

5 MR. MATTHEW FITZPATRICK: -- and the
6 committee reports before we get to that resolution,
7 Mr. Chair.

8 CHAIRMAN DENING: I'm sorry about that.
9 I need a divider for the Director's report.

10 Director?

11 EXECUTIVE DIRECTOR RECKO: Very good.
12 Thank you. Thank you so much, and welcome to
13 everybody. I'm glad you came out on this cold
14 night.

15 Winter has arrived, hasn't it?

16 On my report you will see the vacant
17 unit information. We are still doing very well at
18 over 90 percent occupancy rate, so we are very
19 pleased with that.

20 On our work order report, I think we
21 hit a new record of unfinished work orders right now
22 at an outstanding work order of 41. Great job with
23 maintenance. They have been out there working very
24 hard with 639 work orders over the past month with
25 598 closed and 121 emergencies, so they have done

1 well.

2 CHAIRMAN DENING: Does this mean that
3 there is going to start to be some time to do some
4 preventive work?

5 EXECUTIVE DIRECTOR RECKO: Not yet. We
6 are still playing what I called whack a mole on
7 emergency work, so we haven't quite got around that
8 curve yet. And, again, like I will say probably
9 later, that until we get some capital improvement
10 money in to deal with our issues, we are probably
11 not going very far with that.

12 I did digitally send you the answering
13 service call information that was for November,
14 sorry, I should have changed that to November, as
15 Attachment C.

16 You do have your calendar for December
17 as Attachment D to show you the events we have had
18 and are having in December.

19 And then last, but not least, our HUD
20 PHARS report, dated October 20th, and again, I
21 missed that, and that should have been November
22 20th. I apologize for that.

23 We are meeting with HUD regularly to go
24 over the work out plan with them. We continue to
25 meet with HUD every other month to go over the

1 report in detail, and we are having a special visit
2 with HUD to go over our properties and our approach
3 to management this coming Monday with the HUD
4 Director of Newark coming down to visit us as well,
5 so we are excited about that because we are going to
6 be able to show her what we are doing.

7 Board Subcommittee issues, the Security
8 Committee did not meet.

9 The Facilities and Capital Improvement,
10 I would like to have a fairly aggressive committee
11 schedule coming into January.

12 You will see that I asked for a number
13 of meetings, and I know this is going to be packing
14 it into first two weeks of January, so I will be
15 with you all, because between now and the 1st or the
16 3rd, because we will have to recover on the 2nd, and
17 then around the 3rd and on we will get together, but
18 we are looking for a Facilities and Capital
19 Improvement.

20 We want to go over our capital
21 expenditure review with you, a summary of the
22 Housing Financing Agency project and our revised
23 project based management plan.

24 I do plan in January on bringing a
25 revised project based management plan back to you

1 because we do need to move for a project based
2 management. But the reason I pulled it back last
3 month, if you remember, it was on the agenda last
4 month, was in light of our budget considerations.
5 And if we have one theme that we have this year,
6 we're going to have this year, it is going to be
7 reducing our budget outlay. You know, we had a
8 tough financial year last year. I think for good
9 reason. We fixed a lot of things that we had to fix
10 at this Housing Authority last year.

11 We got our vacancy numbers down to a
12 two percent vacancy rate or under. We're at an over
13 98 percent vacancy rate. We took care of a lot of
14 roof leak issues, a lot of boiler issues.

15 We are seeing our number of emergency
16 calls, while they stay steady, a lot of our real
17 large problem issues, they're just not coming in the
18 door as often. We still have a lot of catch-up work
19 to do, but a lot of our emergencies we have caught
20 up with.

21 For example, when the 501 roofs went
22 bad, and we had to replace them, those issues, the
23 associated issues with those, so we spent some money
24 last year on those issues. But this year we are
25 really working hard with our fee accountant looking

1 for ways we can save dollars.

2 When I did the original project based
3 management plan, we were proposing for new hires,
4 and there is no way we can do new hires with our
5 budget this year. So we are back with staff
6 retooling that proposal, and we will be back to you
7 on that, so I would like to be able to bring that to
8 the Capital Improvement Committee, the Personnel
9 Committee, and the Finance Committee next month is
10 the point in that whole dialogue.

11 I want to make the circuit with
12 everyone on what we plan on doing there, and the
13 Personnel Committee, which could not meet this
14 month. But, again, we have a proposed personnel
15 policy draft I want to go over next month, as well
16 as the project based management plan.

17 The Finance Committee for next month
18 for review and budget considerations and the Housing
19 Finance Plan.

20 The Litigation Committee did not meet.

21 The Resident Services Committee, the
22 same. We would like to get a Resident Services
23 Committee meeting together.

24 We do have an impending non-smoking
25 policy coming up for the spring, so we need to start

1 working on that and getting a draft policy under
2 your review. We have been working on that getting
3 ready.

4 Our Resident Advisory Board will be
5 implemented in January. We have been through a
6 round of elections. Yea for our new officers we
7 will be announcing to you.

8 So the new Resident Advisory Board is
9 going to be formed in January, and any other issues
10 that we might have coming up in Resident Services.

11 The Professional Procurement Committee
12 did meet, and we will be having the results of that
13 as we go through the meeting tonight, quite a few
14 things on your agenda.

15 I know I kind of blasted through the
16 committees, but the only one that did meet this past
17 time was the Professional Procurement, and we will
18 be talking about that as we go through the
19 resolutions.

20 My admin report on the housing finance
21 money, we are developing an RFP for architectural
22 and engineering services. That is the first step as
23 we have to bring on an RFP for engineering and
24 architectural, and we would hope by the time we meet
25 in January, we hope to have something on the street

1 looking for an architect/engineer to develop the
2 plan for the Housing Finance money, which will lead
3 to us getting the larger amount of 13 million, so we
4 have been working with the Housing Finance Agency on
5 what they want to see.

6 Mr. Fox has been involved in that.
7 Matt has been involved in that, and myself and
8 staff, so we want to get that out as fast as we can,
9 but we want to do it right.

10 Our preliminary application is still
11 out there with HUD on the RAD program. WE haven't
12 heard a thing. When they get back to us, they get
13 back to us.

14 We continue to explore possibilities on
15 an energy savings project. We have had some talks
16 between us about whether we should move forward or
17 not now with an energy savings project, and there is
18 some light. There's some possibility, and again,
19 that is part of the reason I would like for some of
20 our committees to meet next month.

21 We have some ideas on that, which might
22 be able to at the same time as the Housing Finance
23 Agency money bring a considerable amount more of
24 capital funding into the organization, so we are
25 going to be talking about that in the coming month.

1 Our staff reviews are in process.

2 The initial version of the new Local 97
3 agreement that you passed last month was voted down
4 by the union last week, Friday, so they are coming
5 back to us with some other proposals, but we don't
6 know what they are yet. So we will hear from them,
7 and we will be negotiating with them over the next
8 month and circling about around with you, and we
9 will see where we go from there.

10 The personnel policy is a draft. We
11 are taking a look again under management, project
12 based management, as I said earlier. We have
13 published an advertisement for both in-house and
14 publicly for a new manager position.

15 I think no matter where our project
16 based management comes out, we are going to need one
17 new manager, and we are trying to find a way to have
18 that, as much as possible, but we really believe
19 that at this point -- I believe at this point Andrew
20 Jackson is just too big for one manager, and we need
21 to be talking about doing something else from a
22 management perspective with Andrew Jackson, so I
23 think we have an ad out for a new manager. Of
24 course, there is never a commitment to hire anyone,
25 but I wanted to get a jump start on that.

1 So if anyone knows of somebody who
2 could be a manager, have them come on and see us
3 because we are accepting applications.

4 COMMISSIONER MELLO: What is the pay
5 range for it?

6 EXECUTIVE DIRECTOR RECKO: Right now it
7 is about 35, 40, right in there currently. We will
8 see what kind of reaction we get.

9 On maintenance, we successfully
10 stabilized our broken steam and condensate lines at
11 Harrison, and that is the big dig you see at
12 Harrison Gardens courtyard. You will be seeing more
13 about that later on a resolution to approve our
14 emergency resolution and to request your approval to
15 move forward with another contract to move ahead and
16 fix the rest, so we will be talking about that here
17 shortly.

18 COMMISSIONER MELLO: I'm sorry, just to
19 go back to the --

20 EXECUTIVE DIRECTOR RECKO: Yes.

21 COMMISSIONER MELLO: -- are managers
22 typically residents, people that we typically hire
23 as managers?

24 EXECUTIVE DIRECTOR RECKO: No, sir, not
25 necessarily. I draft out.

1 COMMISSIONER MELLO: I am just -- I
2 don't know --

3 EXECUTIVE DIRECTOR RECKO: Snow removal
4 has gone well so far this year. It has been light,
5 but thank you for the new service plow vehicle. It
6 has helped tremendously. It has really helped. We
7 now got a vehicle that can go along the sidewalks
8 and plow. It looks like it is going to work out
9 well.

10 I think we are going to get some snow
11 tonight, folks, so it will be back again.

12 We are working with the architect on a
13 spec for unit turnover services and cleaning
14 services.

15 Our REAC inspections have been
16 underway, and we should have results at the January
17 Board meeting on our current round of REAC
18 inspections.

19 Capital Improvements: Our building
20 entrance upgrades at Harrison Gardens are
21 essentially completed.

22 Our trash chute compactor repairs are
23 still underway.

24 Our building entrance upgrades at the
25 elderly and disabled sites are underway with the

1 contract.

2 Our disabled unit upgrade is underway.

3 Our roofs at 320 Marshall and 400
4 Harrison are complete.

5 Our boiler replacement, I made a
6 mistake here, the boiler replacement is not
7 complete. At 320 Jackson, we are still doing a
8 repair job that hasn't started yet at 320 Jackson.

9 At 324 Harrison, we are about a hundred
10 percent complete, and at 540 Marshall we are about
11 75 percent complete on boiler repair and
12 replacement.

13 Our building entry upgrades at the
14 family sites are awarded. From what we hear from
15 the contractor, that we should be starting
16 installation in January.

17 They are fabricated. They are kind of
18 at the starting gate, and weather permitting, they
19 should be ready to go. They open up the entry, get
20 it in, close it back up and move from there, so
21 hopefully we will be seeing some progress on that in
22 the near future.

23 Renovation of our roof damaged units at
24 Andrew Jackson are with the architects --

25 COMMISSIONER REYES: God bless you.

1 EXECUTIVE DIRECTOR RECKO: -- under
2 Risk Management, we are working with the consulting
3 engineer on the next scope of work for the CDBG
4 funding for up-fitting our cameras, our data systems
5 associated with our camera system, adding some new
6 cameras the first time we have done that in a long
7 time rather than just upgrading our existing, and
8 creating necessary stations at our amp offices.

9 As we go towards project based
10 management, right, where folks have more management
11 decisions made on site at our developments, we are
12 going to be creating a station to view, record and
13 operate our camera systems at each management office
14 as opposed to a central location.

15 Again, the idea of project based
16 management is to have the duties pushed out locally
17 as much as possible to the particular asset
18 management sites.

19 CHAIRMAN DENING: Director?

20 EXECUTIVE DIRECTOR RECKO: Yes.

21 CHAIRMAN DENING: The central office
22 will still be able to view and review --

23 EXECUTIVE DIRECTOR RECKO: Clearly,
24 absolutely.

25 Then a successful Risk Management

1 session was held actually yesterday with Louis
2 Alamo. We reviewed safety policies during snow
3 removal, and snow removal was the main topic
4 yesterday, kind of a timely topic.

5 Our performance continues to be
6 excellent. I think when Louie came to us and talked
7 to us last month and a couple of months, he talked
8 about our drastic reduction in our claims that we're
9 experiencing. That continues. I think we had one
10 small claim last month, that was it. And again, we
11 had one this summer. That was a zero claim month,
12 which is pretty amazing.

13 The frustration on my part is that the
14 insurance company does a five-year look-back on your
15 rates. So if you look back at our performance five
16 years, it is still bad, all right? So our premiums
17 this year are going to increase.

18 Louie says in talking to the JIF, that
19 they think two years in succession is going to start
20 to make a difference for us. When they see two
21 years in succession that our claims experience has
22 plummeted, and I am confident that it will, because
23 we are doing what we are supposed to be doing out
24 there in safety and security. But, you know, one
25 day at a time. One year at a time. It will take a

1 few years to get out of this mess.

2 Finance: We're working with our fee
3 accountant and end of the year numbers for fiscal
4 year 2017. We have been working with Local 97 and
5 preparing for the 2017 audit.

6 Housing Choice Voucher, we are taking a
7 look at the feasibility of publishing a project
8 based voucher possibility sometime in the next few
9 months. We will be with you at subcommittees before
10 we talk about that, should it come to fruition.

11 Our Resident Services and Special
12 Initiatives, Resident Council elections have been
13 held. Thank you to all of you who took part, and we
14 welcome all of the new officers that are here and
15 have been elected. We look forward to working with
16 you.

17 We are going to have a new Resident
18 Advisory Board meeting with the new members in
19 January.

20 We are having our holiday parties at
21 our senior sites. They have been a major focus this
22 month. A special thanks to the HHA staff, and the
23 HOPES program has just been tremendous. They have
24 been our main partner in putting on our holiday
25 parties this year, and they have been dedicated and

1 wonderful, and I think the residents have really
2 enjoyed them.

3 We had one here this afternoon that
4 went well. It was a lot of fun. It was really
5 good.

6 Then your event calendars are in your
7 packets and in your report.

8 Last, but not least, as I go through my
9 report, we do have out of the five people slated, we
10 only have two presentations here. The other three
11 couldn't make it for one reason or another --

12 COMMISSIONER REYES: I'm sorry.

13 As far as Evelyn Mercardo, I did speak
14 with Danny. The thing is that we usually do present
15 a report to the Commissioners, but it is on a yearly
16 basis from January to December, so we asked Danny if
17 he can move it to January, so we can gather our
18 information throughout the year --

19 EXECUTIVE DIRECTOR RECKO: Beautiful.

20 COMMISSIONER REYES: -- so she will be
21 here next month to provide that information.

22 EXECUTIVE DIRECTOR RECKO: Beautiful.

23 Thank you, Commissioner.

24 Namibia with Arts Love In Action could
25 not make it, and Mr. Quinones could not make it

1 today, so that takes us to Kelly and Sam, and then
2 to Angelica Cabrera.

3 So, Kelly and Sam?

4 KELLY: Okay. I am Kelly and --

5 SAM: I am Sam.

6 KELLY: -- last time I messed up our
7 names, so that was very exciting.

8 (Laughter)

9 So we are here through Americorps Vista
10 Program, which means we are volunteers through a
11 federal program to help the City of Hoboken.

12 We work here at the Housing Authority.
13 Our office is at 310 Jackson in Chris Ortiz' office,
14 if you ever want to come see us, and we can leave
15 here -- we have just some fliers with our email
16 addresses and contact info.

17 But what we do, folks, is mostly on
18 community education and outreach regarding
19 environmental problems, mostly flooding, which
20 really hurt the Housing Authority community.

21 Because of the way Hoboken was built,
22 all of the water seems to flood this way, because it
23 is the lowest part of the city. So we have been
24 trying to work with the city to come up with a way
25 that we can prevent that through specially designed

1 parks and gardens that soak up some of that water
2 and that prevent it from even getting down to the
3 Housing Authority.

4 And one of our busyness is getting
5 community members excited about these things, so
6 that when we are no longer here in about six months
7 from now, community members can take over some of
8 our initiatives.

9 So one of the things we have been doing
10 is trying to reach out to our youngest generation,
11 and we have been doing an after school program at
12 the Jubilee Center. So we have been engaging the
13 kids in some activities about environmental science.
14 We have been doing some like water drop basins and
15 all sorts of things, like drying gardens, all sorts
16 of stuff to get these kids excited.

17 So if you have kids or grandkids,
18 nieces and nephews who are in the Jubilee Center
19 program, hopefully they are coming home with some of
20 these activities and showing off some of the things
21 they are learning.

22 Our hope is that both these kids and
23 then maybe eventually their family members will be
24 interested in volunteering with us and in helping to
25 prevent this problem of flooding in Hoboken and

1 specifically in the Housing Authority.

2 SAM: Yeah. We are also continuing to
3 plan our green job spring training program that we
4 are planning on running in the spring.

5 Over the next few months, we will be
6 coming to Housing Authority events, like meet and
7 greets and all sorts of events and talking with
8 residents about what they want to see in the
9 program. And right now, it is going to be focused
10 primarily on green infrastructure, installation and
11 maintenance, and learning about different stormwater
12 management strategies, and we are going to have some
13 demonstrations by industry professionals, like
14 porous pavement and green roofs.

15 So those are some of the things that we
16 are working on now. We are happy to take residents'
17 input. So if you want to take a flier at any point,
18 our contact information is at the bottom of the
19 flier, and you can call us or shoot us an email with
20 any input that you might have.

21 THE AUDIENCE: That is the longest I
22 ever heard you talk.

23 (Laughter)

24 KELLY: All right. I think we are
25 good.

1 Thank you.

2 EXECUTIVE DIRECTOR RECKO: Thank you,
3 Kelly, and Sam.

4 Is Angelica Cabrera with us?

5 MR. PEREZ: Sorry, sir. She is not
6 here.

7 EXECUTIVE DIRECTOR RECKO: Okay. So
8 that is the end of my report.

9 CHAIRMAN DENING: Thank you, Director.

10 Next up is the residents' comments on
11 the resolutions before us.

12 First up is Sandra Smith.

13 MS. SMITH: Resolutions on these here?

14 COMMISSIONER REYES: Yes, on the
15 resolutions, not for public portion.

16 MS. SMITH: Oh, no. I wanted the
17 public portion.

18 COMMISSIONER REYES: That comes later.

19 CHAIRMAN DENING: All right. I will
20 move you over to the public portion.

21 Michele Lucene?

22 MS. LUCENE: That was on the public.

23 CHAIRMAN DENING: Okay.

24 And Pat Waiters?

25 All right. Then we will move on.

1 Director, just in the future, let's
2 make it clear which sheet is resolutions and which
3 one is public portion.

4 EXECUTIVE DIRECTOR RECKO: We shall.

5 Thank you.

6 CHAIRMAN DENING: Thank you.

7 The next resolution before us is
8 Resolution 12.03, a resolution to award a contract
9 for general engineering services.

10 Do we have a motion?

11 COMMISSIONER MELLO: Motion.

12 CHAIRMAN DENING: Do we have a second?

13 COMMISSIONER FORMAN: Second.

14 CHAIRMAN DENING: Director, can you
15 provide some background on this?

16 EXECUTIVE DIRECTOR RECKO: I can.

17 This is our yearly publication of a
18 request for proposals for engineering services.

19 The Procurement Committee met, and we
20 did our rankings, and LAN Associates came out on the
21 top. They are our current. We had them for a year
22 now. We have given them some work, but not a ton of
23 work, but we have been very happy with their
24 performance, and we feel that it is a good idea to
25 proceed with them for another year.

1 CHAIRMAN DENING: Yeah, and I will just
2 point out that the Procurement Committee did meet
3 and review the submissions of all the engineering
4 firms.

5 Are there any comments on this?

6 Director?

7 EXECUTIVE DIRECTOR RECKO: J. Burrell?

8 D. Dening?

9 CHAIRMAN DENING: Yes.

10 EXECUTIVE DIRECTOR RECKO: H. Forman?

11 COMMISSIONER FORMAN: Yes.

12 EXECUTIVE DIRECTOR RECKO: D. Mello?

13 COMMISSIONER MELLO: Yes.

14 EXECUTIVE DIRECTOR RECKO: B. Reyes?

15 COMMISSIONER REYES: Yes.

16 EXECUTIVE DIRECTOR RECKO: L. Ross?

17 J. Sanford?

18 COMMISSIONER SANFORD: Yes.

19 CHAIRMAN DENING: The next resolution
20 before us is 12.04, a resolution to award a contract
21 for computer maintenance service.

22 Is there a motion?

23 COMMISSIONER MELLO: Motion.

24 CHAIRMAN DENING: Is there a second?

25 COMMISSIONER FORMAN: Second.

1 CHAIRMAN DENING: All right. Director,
2 again?

3 EXECUTIVE DIRECTOR RECKO: Sure.

4 Similarly in meeting with the
5 Procurement Committee and taking a look at the
6 consultants for computer maintenance services, we
7 thought that Angel Consultant, who by the way is
8 also already with us and knows us well for many
9 reasons came out as the top proposer.

10 CHAIRMAN DENING: Any questions?

11 COMMISSIONER MELLO: Is this more than
12 they were charging last year or are they the same?

13 EXECUTIVE DIRECTOR RECKO: I think they
14 are the same, aren't they?

15 MR. KOTHERITHARA: Exactly the same.

16 EXECUTIVE DIRECTOR RECKO: Yes.

17 CHAIRMAN DENING: I think we are ready.

18 EXECUTIVE DIRECTOR RECKO: J. Burrell?

19 D. Dening?

20 CHAIRMAN DENING: Yes.

21 EXECUTIVE DIRECTOR RECKO: H. Forman?

22 COMMISSIONER FORMAN: Yes.

23 EXECUTIVE DIRECTOR RECKO: D. Mello?

24 COMMISSIONER MELLO: Yes.

25 EXECUTIVE DIRECTOR RECKO: B. Reyes?

1 COMMISSIONER REYES: Yes.

2 EXECUTIVE DIRECTOR RECKO: L. Ross?

3 J. Sanford?

4 COMMISSIONER SANFORD: Yes.

5 CHAIRMAN DENING: The next resolution
6 is 12.05, a resolution to award a contract for
7 financial planning and program management services.

8 Is there a motion?

9 COMMISSIONER MELLO: Motion.

10 CHAIRMAN DENING: Second?

11 COMMISSIONER FORMAN: Second.

12 CHAIRMAN DENING: Director?

13 EXECUTIVE DIRECTOR RECKO: This is the
14 resolution approving Hamilton Management Solutions.
15 We did an RFP for financial management and program
16 management services.

17 I should note that you are not seeing
18 double, because the next resolution is also for
19 financial planning and program management services.

20 We evaluated the groups that put in the
21 three, Hamilton, Nassau and NW Financial Group, and
22 we found that there is very specific roles that
23 Hamilton could play, and NW Financial Group could
24 play for us, and what we are asking is to approve
25 first a contract with a not to exceed amount for

1 Hamilton Management Services.

2 As you know, Hamilton has been working
3 with us on the Housing Finance Agency money, as well
4 as some energy savings concepts and had a brain
5 storming with us along with the next firm, NW, who
6 is primarily working on the RAD program for us. But
7 Hamilton has been working with us on those projects,
8 and we would like to retain his services to continue
9 that process.

10 MR. MATTHEW FITZPATRICK: If I could
11 add one thing, Director.

12 As part of the RFP, the Housing
13 Authority did reserve the right to award to more
14 than one firm, so I just wanted to make that clear.

15 CHAIRMAN DENING: Thank you.

16 Are there any comments?

17 COMMISSIONER REYES: I have a question.
18 I'm sorry.

19 CHAIRMAN DENING: I'm sorry.

20 COMMISSIONER REYES: The amount that
21 you are doing in between, would that be
22 approximately the amount that we would end up paying
23 one or is it an additional cost?

24 EXECUTIVE DIRECTOR RECKO: They are two
25 totally separate possible costs, yes.

1 COMMISSIONER REYES: Okay.

2 CHAIRMAN DENING: Could you compare the
3 costs to the previous year, last year's?

4 EXECUTIVE DIRECTOR RECKO: Emil, could
5 we?

6 Where did Hamilton come last year, do
7 you know?

8 Maybe we could ask that guy behind us.

9 MR. KOTHERITHARA: Maybe we could ask
10 the guy behind you, and I will concur or not.

11 MR. FOX: It didn't quite come up to
12 that.

13 EXECUTIVE DIRECTOR RECKO: I don't
14 think we are anywhere near that.

15 MR. FOX: No, nowhere near that. I
16 anticipate a substantial amount of work in getting
17 the 13 million to close.

18 MR. KOTHERITHARA: I think we are at
19 about 55 or \$60,000. This amount reflects --

20 (Loud knocking on the door)

21 MS. WAITERS: How am I going to get in?
22 It's cold out, and I couldn't get in.

23 Hi, guys. I'm sorry.

24 I was over there trying to get in. If
25 you're going to have a meeting, you got to let the

1 public get in.

2 COMMISSIONER FORMAN: All right. Thank
3 you.

4 MS. WAITERS: I'm freezing.

5 EXECUTIVE DIRECTOR RECKO: I should say
6 one more thing regarding Hamilton Management as
7 well, that going into this year with them, a number
8 of the services they are going to be providing for
9 us may well be reimbursable from the State grant,
10 from the Housing Finance Agency money. So, of
11 course, we will be tracking that very carefully, so
12 that may be able to be taken out in the end, a lot
13 of it will be able to be reimbursed by the State
14 grant and by the agency.

15 MR. KOTHERITHARA: This not to exceed
16 amount that's put in the resolution reflects what is
17 proposed under the NJHMFA budget for technical
18 consulting.

19 CHAIRMAN DENING: Okay. I mean, I
20 think the point is that we have a lot more of these
21 services that we are going to need as part of the
22 NJHMFA grant.

23 EXECUTIVE DIRECTOR RECKO: As a matter
24 of fact, it's going to be much more intensive this
25 year as we go into the planning phase and get this

1 out --

2 CHAIRMAN DENING: All right.

3 Are there any further comments?

4 All right, Director.

5 EXECUTIVE DIRECTOR RECKO: J. Burrell?

6 D. Dening?

7 CHAIRMAN DENING: Yes.

8 EXECUTIVE DIRECTOR RECKO: H. Forman?

9 COMMISSIONER FORMAN: Yes.

10 EXECUTIVE DIRECTOR RECKO: D. Mello?

11 COMMISSIONER MELLO: Yes.

12 EXECUTIVE DIRECTOR RECKO: B. Reyes?

13 COMMISSIONER REYES: Yes.

14 EXECUTIVE DIRECTOR RECKO: L. Ross?

15 J. Sanford?

16 COMMISSIONER SANFORD: Yes.

17 CHAIRMAN DENING: All right.

18 The next resolution, 12-06 is a

19 resolution to award a contract for financial

20 planning and program management services.

21 Is there a motion?

22 COMMISSIONER MELLO: Motion.

23 COMMISSIONER REYES: Second.

24 CHAIRMAN DENING: All right.

25 I will just say we discussed this

1 already. The Director has explained the reasoning.

2 So the other firm is NW Financial, and
3 the amount is \$40,000.

4 Are there any questions for the
5 Director?

6 All right. I think we are ready.

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

9 CHAIRMAN DENING: Yes.

10 EXECUTIVE DIRECTOR RECKO: H. Forman?

11 COMMISSIONER FORMAN: Yes.

12 EXECUTIVE DIRECTOR RECKO: D. Mello?

13 COMMISSIONER MELLO: Yes.

14 EXECUTIVE DIRECTOR RECKO: B. Reyes?

15 COMMISSIONER REYES: Yes.

16 EXECUTIVE DIRECTOR RECKO: L. Ross?

17 J. Sanford?

18 COMMISSIONER SANFORD: Yes.

19 CHAIRMAN DENING: All right.

20 The next resolution before us is 12.07,
21 a resolution to award a contract for security
22 consulting services.

23 Is there a motion?

24 COMMISSIONER MELLO: Motion.

25 CHAIRMAN DENING: Is there a second?

1 COMMISSIONER REYES: Second.

2 CHAIRMAN DENING: Director?

3 EXECUTIVE DIRECTOR RECKO: This is for
4 security consulting services, which are primarily
5 focused on our camera systems and the data systems
6 behind the camera systems.

7 And as we have noted, we are going to
8 be -- we have a new round of CDBG money coming in to
9 update our camera systems this year, so this firm
10 has been involved with us in the past. We think
11 they are excellent, really excellent, and knows us
12 well and provides us a great service, and we would
13 like to recommend that we continue with Unified
14 Technology Partners.

15 COMMISSIONER FORMAN: Are they the ones
16 that we use the camera that we have now in your
17 office?

18 EXECUTIVE DIRECTOR RECKO: Correct.

19 COMMISSIONER FORMAN: Okay.

20 COMMISSIONER REYES: They are not the
21 ones that are charged with putting it up and so
22 forth, right?

23 EXECUTIVE DIRECTOR RECKO: No. A
24 separate bid would be done for actually
25 installation. They do the concept design, how the

1 data functions, where the video goes, and works with
2 us on what types of cameras.

3 Then once they do the spec, then we bid
4 that out for installation.

5 COMMISSIONER FORMAN: Who puts -- who
6 tells -- well, we tell the contractor where to put
7 them basically, is that in the police department
8 or --

9 EXECUTIVE DIRECTOR RECKO: Yes.

10 They were very instrumental, by the
11 way, in setting up the station that is now at the
12 Hoboken Police Department.

13 They worked with the Hoboken folks on
14 getting that straightened out, but they are the ones
15 that, again, the reason they impressed me is that
16 that pre-process is so important and sitting with
17 staff and taking a look at everything we have
18 gotten, saying what's the best value for our
19 dollars, what can our servers handle, what can't
20 they handle, how much video can we have, how many
21 cameras can we get for the bang for our buck
22 portion, they'd be replaced.

23 This technology these days is changing
24 so quickly, and there are so many advanced, that you
25 really need somebody that's on top of that game.

1 For example, technology, such as being
2 able to look at all of our rooftops and have our
3 camera that when a rooftop opens and zeros in on
4 that particular rooftop door, so we automatically
5 can see what is happening down there.

6 There are a lot of good things we are
7 talking about for the coming year, and they are
8 really on the cutting edge.

9 COMMISSIONER FORMAN: As long as we are
10 in link with the police department, so --

11 EXECUTIVE DIRECTOR RECKO: We are.

12 CHAIRMAN DENING: Are there any further
13 comments?

14 Director, I think we are ready.

15 EXECUTIVE DIRECTOR RECKO: J. Burrell?

16 D. Dening?

17 CHAIRMAN DENING: Yes.

18 EXECUTIVE DIRECTOR RECKO: H. Forman?

19 COMMISSIONER FORMAN: Yes.

20 EXECUTIVE DIRECTOR RECKO: D. Mello?

21 COMMISSIONER MELLO: Yes.

22 EXECUTIVE DIRECTOR RECKO: B. Reyes?

23 COMMISSIONER REYES: Yes.

24 EXECUTIVE DIRECTOR RECKO: L. Ross?

25 J. Sanford?

1 COMMISSIONER SANFORD: Yes.

2 CHAIRMAN DENING: All right.

3 The next resolution before us is 12.08,
4 a resolution to award a contract for auto and truck
5 towing services.

6 Is there a motion?

7 COMMISSIONER MELLO: Motion.

8 CHAIRMAN DENING: Is there a second?

9 COMMISSIONER FORMAN: Second.

10 EXECUTIVE DIRECTOR RECKO: This is a
11 contract that the Housing Authority has no direct
12 outlay for. However, we must choose somebody. This
13 is a sole bidder that came in, and their rates are
14 the same, if I'm right, as last year for what they
15 charge for the different types of vehicles that may
16 be towed on our properties.

17 Should you approve this tonight, we
18 will be meeting with them in the very near future
19 and talking about exactly what strategy we want for
20 the next year and where and how we would be using
21 those services.

22 CHAIRMAN DENING: Director, I know we
23 often go out for another bid when we only get a sole
24 bid.

25 Can you share the reasoning behind

1 this?

2 EXECUTIVE DIRECTOR RECKO: Yes.

3 I think we advertised well and called a
4 lot of people. There are only so many companies
5 around, and only so many companies that want to come
6 in to a Housing Authority environment and do the
7 towing, so we think this is as good a choice as we
8 can find.

9 CHAIRMAN DENING: Thank you.

10 MR. MATTHEW FITZPATRICK: Director, if
11 you don't mind, I think it is also worth noting that
12 some of the trouble that the Housing Authority has
13 run into on sole proposers, sole bidders with HUD,
14 you don't necessarily have that issue here because
15 none of this will be paid by the Authority. These
16 are just fees that are paid by the owners of the
17 vehicles that are towed. The Housing Authority is
18 not expending any of its own money.

19 CHAIRMAN DENING: Thank you, Matt.

20 COMMISSIONER MELLO: I mean, it looks
21 like they might be within walking distance of
22 Journal Square and the Path Station, and we do have
23 an obligation to make sure. I mean, that's the
24 worst thing ever to get your car towed.

25 It is horrible, and you want to at

1 least like not make somebody then go through trials
2 and tribulations for four or five hours to get their
3 car. So it would be a good idea if we had some
4 choice, but I mean, at least they look like they're
5 within walking distance of Journal Square.

6 Have we used them before?

7 MR. MATTHEW FITZPATRICK: Yes, they are
8 the existing.

9 COMMISSIONER REYES: The only issue, if
10 I may add, is that I just feel that they don't come
11 out as often. We have a parking policy that
12 honestly has not been enforced because Logan has not
13 really been involved.

14 I don't know how it is on the street,
15 meaning Marshall Drive and so forth, but in my
16 parking lot, I can tell you right now, you can
17 probably go there and find about five or six cars
18 that don't belong in there.

19 EXECUTIVE DIRECTOR RECKO: One of the
20 things we are going to bring up to them is the fact
21 that we've been a little disappointed with them
22 going into the parking lots. They do a lot on the
23 street. They do a lot in no parking on the street,
24 yellow and red zones on the streets because their
25 drivers, I believe, it is easier for them to do the

1 road than coming into the parking lots, and
2 sometimes their drivers are reticent to come into
3 the parking lot because they feel a little more
4 danger in the parking lot, but we are going to
5 insist this year that they give us a schedule and
6 they do more parking lot patrols.

7 CHAIRMAN DENING: Any further comments?

8 Director?

9 EXECUTIVE DIRECTOR RECKO: J. Burrell?

10 D. Dening?

11 CHAIRMAN DENING: Yes.

12 EXECUTIVE DIRECTOR RECKO: H. Forman?

13 COMMISSIONER FORMAN: Yes.

14 EXECUTIVE DIRECTOR RECKO: D. Mello?

15 COMMISSIONER MELLO: Yes.

16 EXECUTIVE DIRECTOR RECKO: B. Reyes?

17 COMMISSIONER REYES: Yes.

18 EXECUTIVE DIRECTOR RECKO: L. Ross?

19 J. Sanford?

20 COMMISSIONER SANFORD: Yes.

21 COMMISSIONER MELLO: Before we move on,

22 is that something where they can call the police,
23 and will the police respond to that?

24 If they are in a situation where they
25 need --

1 COMMISSIONER REYES: They're --

2 COMMISSIONER MELLO: -- but they are
3 understandably maybe worried that it's going to get
4 overly confrontational and --

5 EXECUTIVE DIRECTOR RECKO: Of course,
6 they can.

7 COMMISSIONER REYES: -- that actually
8 was discussed at our Security Committee when we met
9 with the Chief and the Captain --

10 EXECUTIVE DIRECTOR RECKO: Yes.

11 COMMISSIONER REYES: -- and they were
12 informed -- the Director was informed to let them
13 know that should they feel fear, they can definitely
14 call the police department, and they will assist
15 them, and they will be present.

16 COMMISSIONER SANFORD: Along those
17 lines, what do we do, or are there are any chronic
18 offenders with parking?

19 EXECUTIVE DIRECTOR RECKO: Not really.
20 You know, now and then I will get somebody that
21 calls me and says: "I have been towed twice in the
22 past week," but very rarely.

23 And then I will say: "Well, where were
24 you parked?"

25 They say: "Well, I was parked

1 illegally, but I got towed" --

2 COMMISSIONER SANFORD: So it's a non
3 issue.

4 EXECUTIVE DIRECTOR RECKO: Yes. It
5 really doesn't happen --

6 COMMISSIONER REYES: And sometimes many
7 what they're doing is, the streets -- am I right or
8 wrong -- on Marshall Drive and so forth, those are
9 private property streets, which belong to the
10 Housing Authority. So if you don't have a sticker,
11 or you don't have that thing on your rear view
12 mirror, they do tow your car, even if you're parked
13 legally because it has happened to a few people that
14 I know.

15 So I think what is happening, I just
16 think there's no way of tracking it. If it is the
17 same vehicle all of the time --

18 COMMISSIONER SANFORD: Right.

19 CHAIRMAN DENING: The next resolution
20 before us is 12.09, a resolution to award a contract
21 for supply of garbage and compactor bags.

22 Do we have a motion?

23 COMMISSIONER MELLO: Motion.

24 CHAIRMAN DENING: Second?

25 COMMISSIONER FORMAN: Second.

1 EXECUTIVE DIRECTOR RECKO: This is
2 fairly straightforward. It is what we use for our
3 garbage and compactor bags. We use a lot of them,
4 and it's fairly straightforward on the purchase of
5 materials, a straight out bid.

6 CHAIRMAN DENING: All right.

7 Any discussion?

8 All right, Director?

9 EXECUTIVE DIRECTOR RECKO: J. Burrell?

10 D. Dening?

11 CHAIRMAN DENING: Yes.

12 EXECUTIVE DIRECTOR RECKO: H. Forman?

13 COMMISSIONER FORMAN: Yes.

14 EXECUTIVE DIRECTOR RECKO: D. Mello?

15 COMMISSIONER MELLO: Yes.

16 EXECUTIVE DIRECTOR RECKO: B. Reyes?

17 COMMISSIONER REYES: Yes.

18 EXECUTIVE DIRECTOR RECKO: L. Ross?

19 J. Sanford?

20 COMMISSIONER SANFORD: Yes.

21 CHAIRMAN DENING: All right.

22 The next resolution before us is 12.10,
23 a resolution to award a contract for delivery and
24 pickup of steel roll-on/roll-off trash containers.

25 Is there a motion?

1 COMMISSIONER MELLO: Motion.

2 COMMISSIONER FORMAN: Second.

3 CHAIRMAN DENING: Thank you.

4 EXECUTIVE DIRECTOR RECKO: I would in
5 saying this, I want to make sure it's said right, so
6 I might defer to counsel on a small issue we think
7 we have overcome on this bid.

8 Matt, would you?

9 MR. MATTHEW FITZPATRICK: Sure.

10 So for this bid, there were two
11 bidders. The low bidder is Jersey Sanitation, Inc.
12 and then the other bidder is Interstate Waste
13 Services of New Jersey, which has the current
14 contract,

15 At the time of bid opening, Jersey
16 Sanitation did not include a few documents called
17 for in the bid materials. However, the bid
18 materials specified that they were -- they may be
19 cause for rejection.

20 So the Housing Authority has
21 historically taken the position that items that may
22 be cause for rejection can be provided after the bid
23 opening, which is consistent with New Jersey and New
24 Jersey law, HUD regulations.

25 So in this situation, the Housing

1 Authority allowed the low bidder to submit those
2 three documents after the fact. They don't have any
3 effect on the pricing. They are a previous
4 participation certificate through HUD,
5 representation, certifications and statements of the
6 bidder, again a HUD form, and a minority business
7 enterprise certification.

8 So those three documents were accepted.
9 However, the non low builder did send a letter to
10 the Housing Authority challenging the validity of
11 the low bid.

12 At that point the supplemental
13 submission had not yet been made. The Housing
14 Authority has since responded by providing a copy of
15 those documents to the potential challenger, and the
16 Director issued a decision letter stating that as
17 far as the Housing Authority is concerned, all
18 documents have been submitted and have been deemed
19 acceptable by the Authority. Therefore, there is no
20 basis for any challenge.

21 With that said, there is always the
22 possibility that the challenger could go into court.
23 In fact, if a resolution is passed today, they would
24 have 45 days to challenge it, so there is always
25 that possibility.

1 However, the flip side is if you
2 rejected all bids on the basis of this challenge,
3 then the apparent low bidder would have a potential
4 challenge and may go into court, and I believe the
5 Housing Authority's position is that the bid, the
6 low bid, apparent low bid is acceptable.

7 I don't know, Director, do you want to
8 add anything on that?

9 EXECUTIVE DIRECTOR RECKO: I would just
10 like to emphasize that I fully agree with that
11 analysis. I think the bid was fully acceptable.
12 Anything that was not put in was not required as a
13 bidding document, so we move forward.

14 CHAIRMAN DENING: All right.

15 COMMISSIONER SANFORD: Question: If
16 the higher bidder were to initiate any kind of legal
17 action, that would be a public record that other
18 Housing Authorities could see, right?

19 MR. MATTHEW FITZPATRICK: Yes.

20 COMMISSIONER SANFORD: So for future
21 bids, that could be something that could be taken
22 into consideration as to whether or not to do
23 business with them.

24 MR. MATTHEW FITZPATRICK: For other
25 Authorities?

1 COMMISSIONER SANFORD: For other
2 Authorities.

3 MR. MATTHEW FITZPATRICK: I can't speak
4 on that, what other Authorities might do. But any
5 legal action filed through the courts would be
6 public information.

7 COMMISSIONER SANFORD: What about this
8 Housing Authority?

9 Could we hold -- if they were to take
10 legal action against us, would we have to not hold
11 it against them, if they were to bid again in
12 another year?

13 MR. MATTHEW FITZPATRICK: I think it
14 would really depend upon the nature of the action.
15 You might have the argument that if they take action
16 in bad faith, there might be something there, and
17 that might be a reason to reject bids in the future,
18 but that is a pretty high bar to meet to use that as
19 a justification for not accepting a bid from a
20 particular firm.

21 CHAIRMAN DENING: This is an RFP, not
22 an RFQ, so we are in general --

23 MR. MATTHEW FITZPATRICK: This is a
24 public bid.

25 CHAIRMAN DENING: Yes. You are

1 supposed to take the lowest bidder.

2 MR. MATTHEW FITZPATRICK: As long as it
3 is responsive and responsible, and the Housing
4 Authority takes the position that all proposed
5 things are the case.

6 CHAIRMAN DENING: Do you agree?

7 EXECUTIVE DIRECTOR RECKO: I agree with
8 that fully.

9 CHAIRMAN DENING: I think that we
10 should go with the lowest bid, and I accept your
11 explanation of the events.

12 Any further comments?

13 Director, we're ready.

14 EXECUTIVE DIRECTOR RECKO: J. Burrell?
15 D. Dening?

16 CHAIRMAN DENING: Yes.

17 EXECUTIVE DIRECTOR RECKO: H. Forman?

18 COMMISSIONER FORMAN: Yes.

19 EXECUTIVE DIRECTOR RECKO: D. Mello?

20 COMMISSIONER MELLO: Yes.

21 EXECUTIVE DIRECTOR RECKO: B. Reyes?

22 COMMISSIONER REYES: Yes.

23 EXECUTIVE DIRECTOR RECKO: L. Ross?
24 J. Sanford?

25 COMMISSIONER SANFORD: Yes.

1 CHAIRMAN DENING: The next resolution
2 is 12.11, a resolution to award a contract for risk
3 management services.

4 Is there a motion?

5 COMMISSIONER MELLO: Motion.

6 CHAIRMAN DENING: Is there a second?

7 COMMISSIONER FORMAN: Second.

8 CHAIRMAN DENING: Director?

9 EXECUTIVE DIRECTOR RECKO: This is for
10 our Risk Management Services. It's our right-hand
11 person that advises us on insurance matters, that
12 works with us on risk management, that comes in,
13 helps us train our staff getting together.

14 You have seen, by the way, we are
15 recommending that we go with the firm that you have
16 seen here at a couple of meetings, Mr. Louie Alamo,
17 who we think has done an excellent job this past
18 year, and we think has put in another excellent
19 proposal for us, and we would like to recommend that
20 we go with Alamo Insurance Group for our risk
21 management services.

22 CHAIRMAN DENING: Director, this is
23 only for thirdly related, but the Procurement
24 Committee did meet.

25 Were the scores sent around to the

1 entire Board, the evaluation scores?

2 EXECUTIVE DIRECTOR RECKO: I don't
3 believe the elevation scores were sent around to the
4 entire Board, no.

5 CHAIRMAN DENING: We should try to make
6 sure that the entire Board at least sees those.

7 MR. KOTHERITHARA: Well, all of the
8 proposals that the committee evaluated?

9 CHAIRMAN DENING: Yes. It shouldn't be
10 too much work for you, right?

11 MR. KOTHERITHARA: No. I'll send it
12 first thing in the morning.

13 CHAIRMAN DENING: Thank you.

14 EXECUTIVE DIRECTOR RECKO: Be glad to
15 do that.

16 CHAIRMAN DENING: Just the final
17 scores.

18 MR. KOTHERITHARA: I will just do a
19 tally.

20 CHAIRMAN DENING: Yes. All right.
21 Thank you.

22 Any comments on this resolution?

23 All right, Director.

24 EXECUTIVE DIRECTOR RECKO: J. Burrell?
25 D. Dening?

1 CHAIRMAN DENING: Yes.

2 EXECUTIVE DIRECTOR RECKO: H. Forman?

3 COMMISSIONER FORMAN: Yes.

4 EXECUTIVE DIRECTOR RECKO: D. Mello?

5 COMMISSIONER MELLO: Yes.

6 EXECUTIVE DIRECTOR RECKO: B. Reyes?

7 COMMISSIONER REYES: Yes.

8 EXECUTIVE DIRECTOR RECKO: L. Ross?

9 J. Sanford?

10 COMMISSIONER SANFORD: Yes.

11 CHAIRMAN DENING: The next resolution
12 before us is a Resolution 12.12 to award a contract
13 for replacement of an underground steam and is it
14 condensate --

15 EXECUTIVE DIRECTOR RECKO: I say

16 "condensate."

17 CHAIRMAN DENING: -- condensate piping.

18 Is there a motion?

19 COMMISSIONER MELLO: Motion.

20 CHAIRMAN DENING: Is there a second?

21 COMMISSIONER FORMAN: Second.

22 CHAIRMAN DENING: All right, Director?

23 EXECUTIVE DIRECTOR RECKO: Great.

24 I want to ask Rich to get into the
25 technical details here in a second. But as way of

1 introduction, I think most of you know we had an
2 emergency failure on our heating supply system over
3 at Harrison, where we have a boiler in one building
4 that feeds both buildings, and there are lines that
5 go underground along the side of the courtyard, one
6 building to the other, to supply the steam and have
7 the condensate come back.

8 And when that happened, you will see
9 there are two resolutions here, one after the other.
10 I think we may have had them in the wrong order,
11 because the second resolution is to approve the
12 emergency that we actually went out and put in
13 temporary above ground supply and condensate.
14 That's over at Harrison right now.

15 You will see we have got some of the
16 ground dug up. We managed -- and again, Rich and
17 your group, just a tremendous response. We managed
18 to get that building up and running I think before
19 many people knew we were out of heat.

20 We were, frankly, is this official, we
21 were frankly freaked out when it happened. We were
22 worried because one of the buildings was not going
23 to have heat, and they just did a tremendous job
24 mobilizing, getting everything together, and making
25 sure the residents had heat, making sure as it got

1 cold, and it was just getting cold at that point, of
2 course, that is when it happens. When we fired
3 everything up and get it going, we had a failure, so
4 the second resolution is for the emergency work we
5 had to do.

6 Now, once we did that emergency work
7 and got that whole system set up to provide the
8 heat, we are going to have to do more digging. We
9 are going to have to go essentially all the way
10 across the courtyard.

11 I will let Rich give maybe a quick one
12 on exactly what happened and what we are going to
13 have to do to finish, so we can have those two
14 resolutions together.

15 Rich?

16 MR. GODDIN: During the emergency, we
17 got a call from the fire department. There was an
18 alarm that was triggered in the crawlspace.

19 We went into the crawlspace and found
20 that it wasn't a steam line that was actually
21 exposed in the crawlspace. The steam had made its
22 way underground and came up from underground outside
23 into the crawlspace underneath the building.

24 Knowing that, you know, the piping
25 underground, to the best of anybody's ability as

1 memory goes, is original. So we knew we had to get
2 on it right away, as the Director mentioned.

3 It was cold and just going to get
4 colder, and you know, short of having frozen pipes,
5 we mobilized the contractor at eight o'clock the
6 following morning.

7 They came out. We began at the
8 foundation of the building and excavated back until
9 we got to the failure of not only the steam line,
10 but also the condensate return line, at which point
11 we cut the piping open to determine if it was
12 capable to be welded to do a repair, and it was not.

13 The piping has just been in the ground
14 for so long, just being affected by groundwater and
15 rains, and what have you. So at that point we had
16 to make a decision how were we going to get steam
17 over to 310 and 311, and the result is what we are
18 looking at in the courtyard.

19 I will say that I made one phone call
20 to, I believe his name is Sergeant Martinez, and
21 he's also with the OEM, and I said: I need about 20
22 barricades.

23 And within ten minutes, I had 20
24 barricades, so they were super responsive helping us
25 out, you know, to try to get it as safe as possible.

1 So ultimately right now, we are feeding
2 the steam and returning the condensate on the
3 surface mounted piping. However, from an insurance
4 type of thing, you know, having that type of exposed
5 piping, even though you have the saw horses and we
6 made precautions making a ramp, and we have done
7 everything that we could possibly do just to get to
8 the point where we could get the information for the
9 replacement of the pipe, which is where we are right
10 now.

11 CHAIRMAN DENING: Matt, do you think it
12 would be more appropriate to table this and approve
13 the emergency resolution first?

14 MR. MATTHEW FITZPATRICK: Sure, if that
15 is what the Board would do, that is probably a
16 little bit cleaner.

17 CHAIRMAN DENING: Okay.

18 MR. MATTHEW FITZPATRICK: If you don't
19 mind, very quickly, Director, just to refresh the
20 Board's memory or if there were some Board members
21 who weren't here previously with an emergency, in
22 the event of an emergency, which really is with
23 respect to the work that's already been done, the
24 Housing Authority, the Director, would declare an
25 emergency and actually issues the contract, and the

1 work gets done.

2 Then after the fact, the Director comes
3 to the Board and requests that you ratify that award
4 of contract, so that contract has already been
5 awarded.

6 What is before you today is a
7 ratification of that, and I believe the one that is
8 currently first, which the Chair has suggested maybe
9 we want to do second, is to approve future work
10 through one of the cooperative purchasing programs
11 that the Housing Authority is a part of to have a
12 more permanent solution.

13 COMMISSIONER MELLO: So make a motion
14 to suspend the order of the agenda.

15 CHAIRMAN DENING: Is there a second?

16 COMMISSIONER REYES: Second.

17 CHAIRMAN DENING: All right.

18 Any discussion?

19 Director?

20 EXECUTIVE DIRECTOR RECKO: J. Burrell?

21 D. Dening?

22 CHAIRMAN DENING: Yes.

23 EXECUTIVE DIRECTOR RECKO: H. Forman?

24 COMMISSIONER FORMAN: Yes.

25 EXECUTIVE DIRECTOR RECKO: D. Mello?

1 COMMISSIONER MELLO: Yes.

2 EXECUTIVE DIRECTOR RECKO: B. Reyes?

3 COMMISSIONER REYES: Yes.

4 EXECUTIVE DIRECTOR RECKO: L. Ross?

5 J. Sanford?

6 COMMISSIONER SANFORD: Yes.

7 CHAIRMAN DENING: All right.

8 So now the resolution before us is
9 12.13, a resolution to award an emergency contract
10 for temporary steam piping.

11 COMMISSIONER MELLO: Motion.

12 CHAIRMAN DENING: Is there a second?

13 COMMISSIONER REYES: Second.

14 CHAIRMAN DENING: I feel like we got a
15 fair amount of background on this.

16 Does anybody have any further questions
17 about the emergency?

18 COMMISSIONER REYES: I live there, so I
19 absolutely agree with everything that they said.

20 (Laughter)

21 COMMISSIONER FORMAN: You got plenty of
22 heat, Barbara?

23 COMMISSIONER REYES: Yes, absolutely.
24 Exactly what the Director said, I actually
25 approached him on it and told him we didn't even

1 contract to deal with the emergency.

2 Are there any further questions about
3 the declaration of emergency and the emergency
4 contracts?

5 All right, 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 J. Sanford?

17 COMMISSIONER SANFORD: Yes.

18 CHAIRMAN DENING: Now, back to 12.12, a
19 resolution to award a contract for the replacement
20 of an underground steam and condensate piping.

21 We need to have a motion to reintroduce
22 it, I believe.

23 MR. MATT FITZPATRICK: Yes.

24 CHAIRMAN DENING: Can we have a motion?

25 COMMISSIONER MELLO: Motion.

1 CHAIRMAN DENING: Can we have a second?

2 COMMISSIONER REYES: Second.

3 CHAIRMAN DENING: All right. Any there
4 any further questions about this contract, which is
5 for a more permanent repair?

6 Director, can you provide just a little
7 bit more background on this, and this is --

8 EXECUTIVE DIRECTOR RECKO: Yes.

9 What are they going to do, Rich, on the
10 second contract?

11 MR. GODDIN: With the second contract,
12 they are going to replace the steel pipe and
13 condensate pipe from the crawlspace of the one
14 building to the crawlspace of the second building.

15 With having the pavers and the knee
16 walls and the soil and different things like that,
17 it is a little bit more of a challenge than just
18 digging through grass. We will have to, you know,
19 we're going to do it -- it's proposed to do it in
20 stages, so that way we don't have to close off
21 things for the entire length of the project, and
22 that is the way I have spoken with the contractor
23 about it, so that way we can limit the amount of
24 disruption.

25 The steam and heat and everything will

1 still continue to be up and running until the minute
2 that they are ready to make the change. And, again,
3 nobody will know when we shut the steam off, and we
4 go through the new piping, and we get it back on,
5 and that is the plan.

6 CHAIRMAN DENING: Will there have to be
7 a separate contract for the repair to the courtyard
8 and the wall?

9 MR. GODDIN: No, that's included in the
10 entire project.

11 CHAIRMAN DENING: All right.

12 Any other questions?

13 All right, Director.

14 EXECUTIVE DIRECTOR RECKO: J. Burrell?

15 D. Dening?

16 CHAIRMAN DENING: Yes.

17 EXECUTIVE DIRECTOR RECKO: H. Forman?

18 COMMISSIONER FORMAN: Yes.

19 EXECUTIVE DIRECTOR RECKO: D. Mello?

20 COMMISSIONER MELLO: Yes.

21 EXECUTIVE DIRECTOR RECKO: B. Reyes?

22 COMMISSIONER REYES: Yes.

23 EXECUTIVE DIRECTOR RECKO: L. Ross?

24 J. Sanford?

25 COMMISSIONER SANFORD: Yes.

1 CHAIRMAN DENING: All right.

2 EXECUTIVE DIRECTOR RECKO: Kelly and
3 Sam, good-bye.

4 KELLY: Good-bye.

5 CHAIRMAN DENING: The next resolution
6 before us is 12.14, a resolution to appoint a Fund
7 Commissioner for the Housing Authority.

8 Is there a motion?

9 COMMISSIONER MELLO: Well, who are we
10 appointing?

11 CHAIRMAN DENING: Oh, you are right.

12 EXECUTIVE DIRECTOR RECKO: It says it
13 in your resolution --

14 COMMISSIONER MELLO: Oh, it does. All
15 right --

16 EXECUTIVE DIRECTOR RECKO: -- who to
17 appoint.

18 COMMISSIONER MELLO: -- my apologies
19 for missing that. It's here.

20 So motion.

21 CHAIRMAN DENING: Second?

22 COMMISSIONER FORMAN: Second.

23 MS. WAITERS: How come we don't see who
24 the appointment is?

25 It just says: "Resolution to appoint a

1 Fund Commissioner."

2 Who is it?

3 CHAIRMAN DENING: Director, could you
4 speak about the qualification of the person we are
5 appointing to this fund?

6 MS. WAITERS: Yes, because it's
7 disrespectful.

8 EXECUTIVE DIRECTOR RECKO: Yes.

9 COMMISSIONER MELLO: It is Marc Recko.
10 I missed it, too.

11 MS. WAITERS: Oh.

12 COMMISSIONER MELLO: So we both made
13 the same mistake, Pat, but, you know, it was right
14 there in black and white.

15 MS. WAITERS: Thank you.

16 EXECUTIVE DIRECTOR RECKO: Yes.

17 So this happens every year, and you can
18 appoint me as the representative over to the JIF, so
19 I am the main contact, point of contact with them,
20 and I am actually on their Board with voting rights.

21 CHAIRMAN DENING: Is this being on the
22 Board with voting rights, is this a change from
23 previous years?

24 EXECUTIVE DIRECTOR RECKO: No. We do
25 this every year. So they ask us, every Housing

1 Authority that is a member of the JIF is able to
2 appoint a Fund Commissioner that can be represented
3 on their Board.

4 COMMISSIONER FORMAN: Do we get a
5 discount if you are on the Board?

6 (Laughter)

7 EXECUTIVE DIRECTOR RECKO: No. I don't
8 even get a travel allowance with them.

9 (Laughter)

10 CHAIRMAN DENING: Director, this is
11 something that you feel that is most appropriately
12 done by yourself and not --

13 EXECUTIVE DIRECTOR RECKO: Absolutely,
14 absolutely.

15 CHAIRMAN DENING: All right.

16 COMMISSIONER FORMAN: I thought it was
17 like fun, like fun.

18 CHAIRMAN DENING: Like a bouncy house?

19 COMMISSIONER FORMAN: Yeah.

20 (Laughter)

21 EXECUTIVE DIRECTOR RECKO: We already
22 had quite a few jokes about that with the staff at
23 our staff meetings this morning, and I won't tell
24 you who we wanted to appoint as our "Fun"
25 Commissioner, but that is another story. You can

1 ask me afterwards.

2 (Laughter)

3 CHAIRMAN DENING: Any more questions
4 about the Fund Commissioner position?

5 All right. I think we are ready,
6 Director.

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

9 CHAIRMAN DENING: Yes.

10 EXECUTIVE DIRECTOR RECKO: H. Forman?

11 COMMISSIONER FORMAN: Yes.

12 EXECUTIVE DIRECTOR RECKO: D. Mello?

13 COMMISSIONER MELLO: Yes.

14 EXECUTIVE DIRECTOR RECKO: B. Reyes?

15 COMMISSIONER REYES: Yes.

16 EXECUTIVE DIRECTOR RECKO: L. Ross?

17 J. Sanford?

18 COMMISSIONER SANFORD: Yes.

19 CHAIRMAN DENING: The next resolution
20 is a resolution to go into closed session. I don't
21 believe that we actually require a closed session,
22 so --

23 COMMISSIONER MELLO: This was just a
24 placeholder in case we did.

25 CHAIRMAN DENING: Just a placeholder,

1 went out, and I called them and I called the
2 emergency because the pilot didn't come on, and
3 there was gas escaping. I didn't know. I had food
4 in the oven, and I didn't pay attention.

5 When I went back in there, I kept
6 smelling gas. So all of a sudden, I said, oh, my
7 God, there is gas leaking.

8 So I called my husband, and he stuck
9 his head in there. I was by the door because I had
10 an unfortunate time last time, my stove blew up and
11 caught on fire, and I left him right there in the
12 house.

13 So maintenance service came that night
14 and checked it out and said it wasn't catching. So
15 he said if I be home in the morning, somebody will
16 be there.

17 And I said yes.

18 Then I called and asked what happened.

19 They said the person would be in.

20 Unfortunately, the person wasn't in, he
21 was out. But one thing I was upset and my blood
22 pressure went up, and I tried not to -- I was
23 blowing up.

24 I said, but, you know, at least give us
25 the courtesy of calling us and letting us know that

1 the person is not in. Then I can take that, and I
2 can prepare something else.

3 I am sitting waiting for somebody to
4 come check my oven, and it haven't been done.

5 In the meantime, I called Mr. Recko,
6 and I was blowing up, and I know he heard -- I'm
7 sorry for that because you was on vacation --

8 EXECUTIVE DIRECTOR RECKO: No problem.

9 MS. SMITH: -- but the next day, Shana
10 called me, and she said somebody will be out, and
11 they come out and they had fixed it.

12 But the idea is that oven is still off.
13 I am just waiting for it to catch on fire.

14 I said, either I -- I told my family,
15 and maybe they can help me chip in and buy a nice
16 stove because I cook.

17 Now, it is my health, so I have to use
18 the oven more than the top, because I have a shunt
19 in my arm, so I need to cook and bake more, and not
20 just me, but my husband as well.

21 But the idea is Shana, she does the
22 best. She calls back, and she let us know, and, you
23 know, I just want that courtesy.

24 Residents, you know, we always put the
25 work order in, but we don't get the courtesy of a

1 call coming back to let us know what is going on.

2 That is all I ask on that, on the
3 maintenance.

4 Richie, I thank you for putting the
5 light in the back of the building. It helped the
6 noise with the car. I thank you for it.

7 I said Merry Christmas to me, because
8 they come in the back. They do their transaction,
9 and the cops have been coming around more often now,
10 so they can see, and I think they had did something
11 before, and they had stopped it, so that is really,
12 really good. It is a blessing.

13 Another thing, too, I thank you, Mr.
14 Recko. I called you about my building. The short
15 building is short, you know, it's good. You know
16 everybody.

17 Now and then we need a cleaning with a
18 mop. I usually do it myself, but now I can't do it.
19 But when I talked to you, it was done.

20 Thank you.

21 I know you are short handed. The guys
22 are overworked, but I would appreciate if, you know,
23 to check because people from another building, 318,
24 they come from the roof, they come down or they come
25 in, and they make a mess, and we chase them out.

1 But the building is not bad because we all know each
2 other, and we stick together, so we try to keep our
3 building clean and neat and don't let nobody come
4 in. But now and then it needs a fresh clean sweep
5 now and then.

6 And also I have no problem about my
7 roof. Thank you on that part. The noise and stuff
8 has been pretty good.

9 That is all I have to say.

10 CHAIRMAN DENING: Thank you.

11 The next speaker is Michele Lusane.

12 MS. LUSANE: Michele Lusane, 320
13 Harrison, Apartment 1A.

14 The reason why I am here tonight, I had
15 spoke to Mr. Recko and I told him, on the roof of
16 311, my old apartment, which I am still moving
17 myself out of there, the roof is caving in.

18 I was walking with the shopping cart,
19 got by to get to the entrance to go down the stairs,
20 and you are like sinking with the tile.

21 Now, Monday, last Monday, when I opened
22 my closet, I had no idea this caused it when the
23 leak was in my kitchen and the hallway, it was in
24 the closet.

25 I had to throw all of my stuff away

1 that I had in that closet, memorabilia stuff, all
2 the things that I bought, I paid my money for that
3 was brand new in boxes, everything had to go in the
4 garbage. There is so much mold in there. I had no
5 idea.

6 I found mold in another room, and I
7 told Mr. Recko, I found mold.

8 So all of this time when they should
9 have been fixing the apartment before I got this new
10 apartment, nothing was being done.

11 I went to the manager several times,
12 and now that is mold.

13 And in the incinerator, there's a big
14 hole, which this is how mice are running around all
15 through that building, because the incinerator,
16 something is alive in there because I stuffed the
17 hole with a rag.

18 When I opened that closet again to pour
19 bleach, because I pour bleach all around the floor,
20 they took the rag out. The closet is empty, but the
21 rag got out.

22 Who took the rag out, a ghost?

23 So apparently that mouse problem is
24 really bad in that building, but you all got to do
25 something about that roof because when you step,

1 it's sinking, and somebody is going to go through
2 the floor, and then you all going to have a problem.

3 But I want to know what is the Housing
4 Authority going to do about me losing all of my
5 stuff that was in that closet, because it's not
6 right.

7 And then another issue when Mr. Recko
8 is not around, some of the staff has a problem with
9 being vindictive, and I am sick and tired of it.

10 Now I'm seeking legal matters because
11 I'm tired. This is over and over again, and then
12 with my health condition, I got so mad last week, I
13 bust a vessel in my eye, and it's not right that we
14 have to get upset. We have to get aggravated.

15 If you are there to do a job, do a job.
16 And every time we come to this meeting and say
17 something, over and over again, we have people
18 coming up to us, we heard you said this at the
19 meeting, we heard you said that.

20 If anybody don't like what you saying
21 at this meeting, why don't you say something while
22 we are here?

23 Why you got to go back and sit in the
24 office and conversate about it?

25 To me -- they call -- when you do that

1 in the office place, excuse my French, they call it
2 Bs, and they acting like little Bs, and that's just
3 what they acting like.

4 We are all adults here. People need to
5 put on their big drawers and go and act like normal
6 human beings.

7 Thank you.

8 CHAIRMAN DENING: Sorry.

9 MS. WAITERS: I am next.

10 CHAIRMAN DENING: Yes, you are next.

11 Sorry, Director, I know we make a habit
12 of not doing any cross talk, but could you just talk
13 about what is being done with the roof?

14 Do you know what the state of the roof
15 is and what is being done with it?

16 EXECUTIVE DIRECTOR RECKO: We are going
17 to have to go over and take a look at that area.

18 CHAIRMAN DENING: Thank you.

19 Barbara, was that your question?

20 MS. WAITERS: Hi. All right. I'll
21 call you back. That was a tenant --

22 CHAIRMAN DENING: Sorry, Pat --

23 MS. WAITERS: Oh.

24 CHAIRMAN DENING: -- Commissioner Reyes
25 has a question.

1 COMMISSIONER REYES: Yes.

2 I just had a few concerns.

3 Number one: As you well know, I
4 contacted you yesterday. It is starting to get cold
5 again, and we are starting again with the hanging
6 out in 311 Harrison.

7 I feel that sometimes they are there
8 before I even get out of work, and I believe you
9 guys may still be in the area. I feel someone
10 should take a look at the cameras to see if people
11 are there and remove them.

12 I mean, when I'm going to pick up my
13 mother from coming from day care, and I have to
14 stand there and smell weed being smoked in the
15 hallway, it's a problem. And this is consistent,
16 and everybody that knows me knows that I do this
17 every year with the same problem, and I just feel
18 that it needs to be nipped in the bud now before it
19 gets worse. That's number one.

20 Number two is: Stairwell A in 311
21 Harrison on the ground floor, there's a problem with
22 that door. Myself sometimes, I can't open it. My
23 sister can't open it. If it's a senior, they can't
24 open it. You literally have to put your whole body
25 against the door for that door to open.

1 And I actually had voiced this concern
2 months ago at a meeting in the public portion, and
3 nothing has been done, but I feel like something
4 needs to happen because, God forbid, you need to
5 evacuate, that door needs to be -- we need to be
6 able to open the door, so those are my two concerns.

7 EXECUTIVE DIRECTOR RECKO: Thank you.

8 COMMISSIONER REYES: Thank you.

9 CHAIRMAN DENING: Thank you,
10 Commissioner.

11 Now Pat Waiters.

12 MS. WAITERS: Hi.

13 Pat Waiters.

14 A few things I am going to go and use
15 my public portion on an agenda item.

16 Pat Waiters, 1250 Park Avenue.

17 Hi, TV Land.

18 (Laughter)

19 From 3 -- from 3 to 12 --

20 MS. RODRIGUEZ: We can't hear you. We
21 can't hear you.

22 MS. WAITERS: -- from 3 to 12,
23 resolutions and contracts.

24 I told you the day after election, I
25 came to the last meeting, I get a lot of little

1 antsy when I see this many contracts and awards. I
2 am not trying to interfere with nobody's business,
3 if it is urgent or not. But right after an election
4 when I see this many contracts, I start scratching
5 my head and looking for these names and making sure
6 they don't pop up on nobody's campaign
7 contributions, okay?

8 So I am only making the public aware
9 because they don't know about politics, but it
10 bothers somebody like me as a candidate to run, and
11 then when I get reports, I see some of the
12 contractors, and I do my homework. When I OPRA
13 request to see one of these contractors on
14 somebody's campaign report.

15 So I am giving a heads-up. Please,
16 when I do my homework, I hope this don't pop up on
17 none of my assignments, because I will be back.

18 Number -- I hope you notice, is this a
19 mistake? You put a contract twice, the same
20 contract, the same language, 5 and 6, is that a
21 mistake, or is that two different contracts?

22 Two different contracts?

23 That is why you should put Contract A
24 and B. That's what I'm trying to tell you about the
25 suspicion I have. Look, it don't look good for

1 nobody's company. It does not. Business as usual.

2 I don't like seeing this.

3 I told the Freeholders the same thing.

4 It's too fishy right after an election.

5 And with respect to the seniors, that
6 was another senior on the phone about the -- a lot
7 of seniors call me and come to me, and Jeanne just
8 brought it to my attention, too, presidents still
9 exist. The process of how you pick a president to
10 run the building, I thought it was the people that
11 live in the building that appoint the president.

12 I found out different tonight. I think
13 it's you, Danny, that appoints the presidents for
14 the building?

15 They left it up to Danny now. How do
16 they do the process to appoint the presidents of the
17 building?

18 Like Jeanne, the president of her
19 building, like the other senior buildings?

20 CHAIRMAN DENING: I'm sorry, but --

21 MS. WAITERS: You can give it to me
22 later because I don't want to waste my five minutes.

23 All right. That is a serious issue
24 because a lot of them come and saying about who
25 becoming the president of the senior buildings.

1 And the vacant seat, I wrote another
2 letter to City Council. I'm not saying you are
3 responsible. But of these Commissioners, I'm asking
4 for your support this time. If you could just give
5 a shout out or something for Pat Waiters, I just
6 want this seat.

7 I mean, I think if this Board put
8 pressure on Trenton, maybe Murphy might be quicker
9 than Christie, but that seat needs to be filled.
10 I'm tired of hearing "Judy Burrell" for the past
11 three years. It seems like I'm seeing her vision
12 sitting in that chair.

13 Please try to put some emphasis on the
14 City Council to fill that seat immediately. It
15 almost seems like a non disregard.

16 I wrote letters. I just want to make
17 sure that seat is filled January 3rd before we go
18 into the new year.

19 Danny -- I need to work with Danny
20 because this Fund Commissioner thing, Mr. Recko,
21 that's you, right, appointment to a Fund
22 Commissioner, I want to ask you something.

23 Somebody asked me today, like say
24 somebody wants to make donations or whatever, we
25 want to make sure the donations is going in the

1 right hands. Like if they make donations, is this
2 the fund?

3 Will it go into this Fund Commissioner,
4 say somebody just want to donate to do a toy drive
5 or whatever?

6 EXECUTIVE DIRECTOR RECKO: No, ma'am.

7 MS. WAITERS: This is completely
8 different?

9 Okay. So I guess I will have to see
10 Danny on that. Danny is the one in charge.

11 Okay. An individual walked up to me
12 and wanted to donate, and they said: We called the
13 Housing Authority.

14 I want to meet with you, too, because I
15 want to make sure at least when these people make a
16 donation, that it goes to the right people, the
17 needy, not the greedy, not a person that they keep
18 taking -- to me, I'm just going to tell you because
19 it seems like it's a stereo type.

20 Treating us like we are third world
21 country and saying we are going to throw peanuts to
22 you, and we supposed to jump.

23 To see our people fighting against each
24 other is causing a problem, because you got now 70
25 people here that did not get, and you're giving it

1 to the same people.

2 So I told these two people that came to
3 me, I suggest you don't give anything. Let me meet
4 with the Director first. Let me meet with Danny,
5 the same issue with a book bag when a friend of mine
6 donated a hundred-something book bags.

7 Please organize that better, okay?

8 Even if you got to get an outside
9 person to handle it, it's not fair. I am serious.
10 I got like 70 or 90 kids calling me, crying, saying
11 we got a toy drive.

12 How do I know they telling the truth?

13 But I'm just saying it's still not
14 fair. Don't bring 60 toys down here for 600 people,
15 okay?

16 So I am going to help you out with
17 donations and funds and stuff, but make sure it gets
18 to the right people because it don't look good for
19 them to keep using the fact that the Housing
20 Authority is less fortunate, and didn't they almost
21 manipulate and coercing them and using them down
22 here for not good, okay?

23 So those are the only three things I
24 had.

25 Thank you.

1 CHAIRMAN DENING: Thank you.

2 Motion to adjourn.

3 COMMISSIONER MELLO: Motion.

4 CHAIRMAN DENING: Second?

5 COMMISSIONER FORMAN: Second.

6 CHAIRMAN DENING: All in favor?

7 (All Board members answered in the

8 affirmative)

9 EXECUTIVE DIRECTOR RECKO: Thank you,

10 all.

11 (The meeting concluded at 8:30 p.m.)

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C E R T I F I C A T E

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

 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.