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REGULAR MEETING OF THE BOARD :  
OF COMMISSIONERS OF THE HOBOKEN : Thursday  
HOUSING AUTHORITY OF THE CITY OF : July 14, 2016  
HOBOKEN : 7 p.m.  
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Held At: Fox Hill Gardens  
Community Room  
311 13th Street  
Hoboken, New Jersey

B E F O R E:

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

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

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

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

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

Emil Kotherithara, CFO  
Lourdes Priestley, Director of Administration  
Libia De la Cruz-Holder, Director of Management  
Arthur DiVincent, Risk Control Director  
Jackie Medina, Maintenance Manager  
Richard Fox, Consultant

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

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1 ALSO PRESENT:  
 2 WILLIAM KATCHEN, CPA  
 3  
 4 HONEYWELL BUILDING SOLUTIONS  
 5 5013 Sunset Fairways Drive  
 6 Holly Springs, NC 27540  
 7 919-946-8268  
 8 BY: DAVID C. HOHNS  
 9 CHRIS KENNEY  
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1 EXECUTIVE DIRECTOR RECKO: H. Forman?  
 2 COMMISSIONER FORMAN: Here.  
 3 EXECUTIVE DIRECTOR RECKO: D. Dening?  
 4 COMMISSIONER DENING: Here.  
 5 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 6 COMMISSIONER MELLO: Present.  
 7 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 8 COMMISSIONER ROSS: Present.  
 9 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 10 VICE CHAIR SANFORD: Here.  
 11 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 12 CHAIRWOMAN WEFER: Present.  
 13 Just in case the record didn't catch  
 14 that, Commissioner Dening walked in as his name was  
 15 being called.  
 16 Okay. So the first resolution before  
 17 us tonight is to accept the minutes of the Regular  
 18 Meeting of Thursday, June 9th, 2016.  
 19 Is there a motion?  
 20 COMMISSIONER MELLO: Motion.  
 21 VICE CHAIR SANFORD: Second.  
 22 CHAIRWOMAN WEFER: Are there any  
 23 questions or comments on the meeting minutes?  
 24 Okay. We're ready for the vote.  
 25 EXECUTIVE DIRECTOR RECKO: H. Forman?

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1 CHAIRWOMAN WEFER: All right. We are  
 2 going to call the meeting to order.  
 3 Please stand to pledge the flag.  
 4 (Pledge of Allegiance recited)  
 5 CHAIRWOMAN WEFER: I would like to  
 6 advise all of those present that notice of this  
 7 Regular Meeting of the Housing Authority of the City  
 8 of Hoboken has been provided to the public in  
 9 accordance with the provisions of the Open Public  
 10 Meetings Act.  
 11 Notice of this Regular Monthly July's  
 12 Board Meeting has been scheduled for Thursday, July  
 13 14th, 2016, was sent to The Jersey Journal and The  
 14 Star-Ledger on Tuesday, July 5th, 2016, as  
 15 notification to the general public of said meeting  
 16 and sent to the City Clerk of Hoboken on Tuesday,  
 17 July 5th, 2015, with a copy of the agenda to be  
 18 posted on the bulletin board in the City Hall,  
 19 Hoboken Library and Hoboken Police Department.  
 20 I direct the minutes of this meeting to  
 21 state that I have announced that adequate notice of  
 22 this meeting has been given as required by the Open  
 23 Public Meetings Act.  
 24 I believe we are ready for the roll  
 25 call.

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1 COMMISSIONER FORMAN: Yes.  
 2 EXECUTIVE DIRECTOR RECKO: D. Dening?  
 3 COMMISSIONER DENING: Yes.  
 4 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 5 COMMISSIONER MELLO: Yes.  
 6 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 7 COMMISSIONER ROSS: Yes.  
 8 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 9 VICE CHAIR SANFORD: Yes.  
 10 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 11 CHAIRWOMAN WEFER: The next resolution  
 12 before us tonight is a resolution to accept the  
 13 minutes of the Regular Meeting of Thursday, May  
 14 12th, 2016.  
 15 Is there a motion?  
 16 COMMISSIONER MELLO: Motion.  
 17 CHAIRWOMAN WEFER: Is there a second?  
 18 COMMISSIONER FORMAN: Second.  
 19 CHAIRWOMAN WEFER: Are there any  
 20 questions or comments on the minutes?  
 21 Okay. We're ready for the vote.  
 22 EXECUTIVE DIRECTOR RECKO: H. Forman?  
 23 COMMISSIONER FORMAN: Yes.  
 24 EXECUTIVE DIRECTOR RECKO: D. Dening?  
 25 COMMISSIONER DENING: Yes.

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1 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 2 COMMISSIONER MELLO: Yes.  
 3 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 4 COMMISSIONER ROSS: Yes.  
 5 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 6 VICE CHAIR SANFORD: Yes.  
 7 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 8 CHAIRWOMAN WEFER: Yes.  
 9 The next resolution before us tonight  
 10 is the motion to approve the monthly list of bills,  
 11 2016-07.02.  
 12 Is there a motion?  
 13 COMMISSIONER DENING: Motion.  
 14 CHAIRWOMAN WEFER: Is there a second?  
 15 COMMISSIONER MELLO: Second.  
 16 CHAIRWOMAN WEFER: Are there questions  
 17 or comments on the list of bills?  
 18 COMMISSIONER ROSS: I have a question.  
 19 CHAIRWOMAN WEFER: Commissioner Ross.  
 20 COMMISSIONER ROSS: On number 24,  
 21 Verizon -- is this on?  
 22 I can talk loud.  
 23 COMMISSIONER FORMAN: Well, maybe you  
 24 might have to --  
 25 COMMISSIONER ROSS: Hello?

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1 But anyway, question: Number 24,  
 2 Verizon Wireless, who is using Verizon Wireless?  
 3 EXECUTIVE DIRECTOR RECKO: Okay. Can  
 4 anyone on the staff, does anyone know what  
 5 specifically that is?  
 6 MR. KOTHERITHARA: Verizon Wireless is  
 7 all of the employees' cell phones. All the  
 8 maintenance staff has these two-way radios. The  
 9 administrative staff on the director level have  
 10 Blackberries, iPhones, Samsung Galaxies, I guess.  
 11 COMMISSIONER ROSS: Do you have a total  
 12 count of the employees that you service?  
 13 MR. KOTHERITHARA: About 50.  
 14 COMMISSIONER ROSS: About 50. Okay  
 15 Question: 9, Hoboken School Employees,  
 16 can you please elaborate more about that for me?  
 17 MR. KOTHERITHARA: Those are -- that is  
 18 monies that employees voluntarily elect to remit  
 19 from their biweekly paychecks and provide it to the  
 20 Hoboken School Employees Federal Credit Union is  
 21 what the FCU stands for.  
 22 COMMISSIONER ROSS: Okay. Thank you.  
 23 CHAIRWOMAN WEFER: Just to follow up on  
 24 Commissioner Ross's question concerning Verizon  
 25 Wireless, this is a state contract that we are on?

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1 MR. KOTHERITHARA: Yes, it is.  
 2 CHAIRWOMAN WEFER: Is it -- might it be  
 3 advantageous at some point, I know there is a lot  
 4 going on right now, but maybe to bid that out, we  
 5 might be able to save a little bit of money?  
 6 EXECUTIVE DIRECTOR RECKO: Sure.  
 7 CHAIRWOMAN WEFER: Commissioner Dening?  
 8 COMMISSIONER DENING: Just on the topic  
 9 of bidding things out -- is this on?  
 10 Okay. I am just going to talk real  
 11 loud. I'm going to try at least.  
 12 I just want to ask what the progress  
 13 has been on bidding out several monthly expenses  
 14 that are going to put us over the 17-5, like ADP and  
 15 the landscaping services and also our trash  
 16 compactor bags.  
 17 EXECUTIVE DIRECTOR RECKO: I can't  
 18 answer you on the trash compactor bags as we sit  
 19 here.  
 20 Do you know about that, Emil, the trash  
 21 compactor bags?  
 22 MR. KOTHERITHARA: The bags we do bid  
 23 out. That contract will be coming up due at the end  
 24 of September, if I am not mistaken. We do have a  
 25 state contract option, but the trash compactor bags

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1 have historically been bid out.  
 2 COMMISSIONER DENING: Did you just  
 3 forget to put the reference number this time? I  
 4 thought maybe it ran out.  
 5 MR. KOTHERITHARA: What I think -- so  
 6 on this month's list of bills, you're seeing two  
 7 vendors.  
 8 The reason for that is that we have the  
 9 contract with Central Poly Corp, but then you are  
 10 seeing a payment to Poly-Pak because for whatever  
 11 reason they weren't able to provide us the bags.  
 12 The company that we have that contract with, they  
 13 weren't able to provide it on a timely basis, so we  
 14 went to the previous company that we had the  
 15 contract with, just this month.  
 16 So we don't have a contract with  
 17 Poly-Pak. We do have a contract with Central Poly  
 18 that is going to be expiring at the end of  
 19 September.  
 20 COMMISSIONER DENING: Thank you.  
 21 What about ADP?  
 22 EXECUTIVE DIRECTOR RECKO: Do we have  
 23 note on ADP?  
 24 MR. KOTHERITHARA: ADP, when we reach  
 25 back out to them, I'm confident that we are going to

10

1 be able to get three quotes and get it under 17-5.  
 2 In the past year we went over that just  
 3 about by 20 in getting their proposal, and now I  
 4 have a second proposal as well. I am just trying to  
 5 solicit that third proposal, so that we can evaluate  
 6 those three and sign a contract, so I don't think we  
 7 have to go out to bid is the answer to that.  
 8 COMMISSIONER DENING: Harold, you had a  
 9 reaction?  
 10 MR. FITZPATRICK: I talked to Emil  
 11 about this. I talked to Mr. Recko about it, and I  
 12 suggested consideration be given to checking the  
 13 prices, and I think what we are finding is that  
 14 whatever the number may have been in the past, we  
 15 can get it down to below the bid threshold and  
 16 solicit proposals, and I think we will save money,  
 17 and at that point we have addressed the local public  
 18 contracts law correctly, and there would not be an  
 19 audit finding.  
 20 The audit finding that we had in the  
 21 past was because we were over the bid threshold.  
 22 COMMISSIONER DENING: Thank you.  
 23 EXECUTIVE DIRECTOR RECKO: And if we  
 24 remember on the landscaping issue that when the  
 25 Board rejected the bids for the landscaper about

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1 three months ago, we decided that we would go  
 2 through the summer with just some smaller service  
 3 areas and then rebid that in the fall, so we get a  
 4 better price.  
 5 COMMISSIONER DENING: We're still  
 6 planning to rebid that?  
 7 EXECUTIVE DIRECTOR RECKO: Yes.  
 8 COMMISSIONER DENING: Okay.  
 9 CHAIRWOMAN WEFER: Are there any  
 10 further questions or comments on the list of bills?  
 11 Okay. I think we are ready for the  
 12 vote.  
 13 EXECUTIVE DIRECTOR RECKO: I am sorry.  
 14 H. Forman?  
 15 COMMISSIONER FORMAN: Yes.  
 16 EXECUTIVE DIRECTOR RECKO: D. Dening?  
 17 COMMISSIONER DENING: Yes.  
 18 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 19 COMMISSIONER MELLO: Yes.  
 20 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 21 COMMISSIONER ROSS: Yes.  
 22 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 23 VICE CHAIR SANFORD: Yes.  
 24 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 25 CHAIRWOMAN WEFER: Yes.

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1 The next resolution before us tonight  
 2 is Resolution 2016-07.03. This is a resolution  
 3 authorizing the Executive Director to submit a  
 4 Community Development Block Grant Program  
 5 application to the City of Hoboken.  
 6 Is there a motion?  
 7 COMMISSIONER FORMAN: Motion.  
 8 CHAIRWOMAN WEFER: Is there a second?  
 9 MR. HAROLD FITZPATRICK: Madam Chair?  
 10 CHAIRWOMAN WEFER: Yes.  
 11 MR. HAROLD FITZPATRICK: This is the  
 12 resolution that I just gave out corrected copies of.  
 13 Same resolution number, but you will see the caption  
 14 is slightly different.  
 15 CHAIRWOMAN WEFER: Oh, okay.  
 16 MR. HAROLD FITZPATRICK: This is to  
 17 actually authorize the contract, so the one in that  
 18 is in the package should be replaced with the one I  
 19 just handed out.  
 20 CHAIRWOMAN WEFER: So as modified  
 21 Resolution 2016-07.03, this is a resolution of The  
 22 Housing Authority of the City of Hoboken to enter  
 23 into an agreement with the City of Hoboken for the  
 24 utilization of Community Development Grant Program  
 25 Funds.

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1 Is there a motion?  
 2 COMMISSIONER FORMAN: I'll make the  
 3 motion.  
 4 COMMISSIONER MELLO: Second.  
 5 CHAIRWOMAN WEFER: Are there questions  
 6 or comments on this, Commissioners?  
 7 THE AUDIENCE: What is it for?  
 8 CHAIRWOMAN WEFER: Okay. Director, can  
 9 you fill us in on this?  
 10 EXECUTIVE DIRECTOR RECKO: I sure can.  
 11 I would like to really thank the City of  
 12 Washington --  
 13 MR. HAROLD FITZPATRICK: Hoboken.  
 14 (Laughter)  
 15 EXECUTIVE DIRECTOR RECKO: -- Hoboken  
 16 for the second year in a row, that they have given  
 17 us a CDBG grant.  
 18 This is great. This will really make a  
 19 difference in our elevators. We are planning on  
 20 doing the elevator at 311 Harrison Street on a  
 21 complete modernization there, and then we decided to  
 22 go to with the rest of the applicable money to do  
 23 new elevator doors at our seven-floor buildings. So  
 24 we will have four of the seven-floor buildings get  
 25 new doors from top to bottom on every level.

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1 If you know, we have got the old doors  
 2 that are the door opener doors that go like that.  
 3 They are old. They're decrepit. They are costing  
 4 us an arm and a leg in maintenance every year. They  
 5 are breaking down. They are becoming dirty inside.  
 6 So what we can do in those four  
 7 buildings is modernize them up with new slider  
 8 doors, brand new technology, so we really thank the  
 9 City for this money.  
 10 MR. RAWLINGS: What buildings?  
 11 EXECUTIVE DIRECTOR RECKO: We're going  
 12 to be starting at 300 Marshall, 310 Marshall, 320  
 13 Marshall and 400 Marshall.  
 14 COMMISSIONER MELLO: Do you have a time  
 15 frame?  
 16 EXECUTIVE DIRECTOR RECKO: Not yet.  
 17 Once we get into the contract, we then got to bid.  
 18 We are going to have to go out for bid on these.  
 19 This is the contract with the City to  
 20 get the grant funds. Once we do that, we have got  
 21 to get the engineer cranking to do the specs, and  
 22 then we will be bidding, and then we will be doing  
 23 the work, so, you know, we are probably a little  
 24 ways out, but this gets the process started.  
 25 As you know, we are now under contract

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1 here at Fox Hill to do the elevators now. The  
 2 contractor is currently assembling his materials,  
 3 and we have got about a ten-month construction  
 4 schedule on the elevators, both elevator shafts here  
 5 at Fox Hill under last year's CDBG money.  
 6 COMMISSIONER FORMAN: What were the  
 7 addresses just to --  
 8 EXECUTIVE DIRECTOR RECKO: The complete  
 9 mod will be done at 311 Harrison, and then the new  
 10 doors will be going in on every floor at 300  
 11 Marshall, 310 Marshall, 320 Marshall and 400  
 12 Marshall.  
 13 COMMISSIONER FORMAN: Thank you.  
 14 CHAIRWOMAN WEFER: Do any Commissioners  
 15 have any questions or comments given the  
 16 Director's --  
 17 EXECUTIVE DIRECTOR RECKO: And by the  
 18 way, just as an add-on, what we did, the way we  
 19 chose those was we took a look at our buildings over  
 20 the past year with the elevator company, and we  
 21 identified the ones that were costing us the most in  
 22 maintenance costs in calls and breakdowns, and we  
 23 identified those buildings and that cause, so that  
 24 is how we approached this.  
 25 COMMISSIONER ROSS: I don't have a

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1 question, but --  
 2 CHAIRWOMAN WEFER: Is your microphone  
 3 working?  
 4 COMMISSIONER ROSS: No.  
 5 DANNY: No, it's off. I'm having a  
 6 little problem with that.  
 7 COMMISSIONER ROSS: I don't have a  
 8 question, but I can talk loud.  
 9 I don't have a question, but I am  
 10 grateful that this is taking place, as I live in 300  
 11 Marshall Drive, and I can't tell you how many times  
 12 the door -- the elevator has been not operating  
 13 well. The door constantly stays stuck. It was just  
 14 stuck a couple of days ago.  
 15 You know, you leave the building, it is  
 16 working. You come back, it's not working. Two  
 17 hours later it is working, and then it is not  
 18 working again, so I am just grateful that this is  
 19 taking place right now.  
 20 CHAIRWOMAN WEFER: Are there any other  
 21 questions or comments?  
 22 All right. I think we are ready for  
 23 the vote.  
 24 EXECUTIVE DIRECTOR RECKO: H. Forman?  
 25 COMMISSIONER FORMAN: Yes.

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1 EXECUTIVE DIRECTOR RECKO: D. Dening?  
 2 COMMISSIONER DENING: Yes.  
 3 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 4 COMMISSIONER MELLO: Yes.  
 5 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 6 COMMISSIONER ROSS: Yes.  
 7 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 8 VICE CHAIR SANFORD: Yes.  
 9 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 10 CHAIRWOMAN WEFER: Yes.  
 11 The next resolution before us tonight  
 12 is Resolution 2016-07.04. This is the resolution  
 13 authorizing the approval of the annual and capital  
 14 budget for the fiscal year, October 1st, 2016  
 15 through September 30th, 2017.  
 16 Is there a motion?  
 17 COMMISSIONER MELLO: Motion.  
 18 CHAIRWOMAN WEFER: Is there a second?  
 19 VICE CHAIR SANFORD: Second.  
 20 CHAIRWOMAN WEFER: Commissioner Dening,  
 21 did the Finance Committee meet on this?  
 22 COMMISSIONER DENING: Yes.  
 23 The Finance Committee did meet with  
 24 Commissioner Mello and our fee accountant and went  
 25 over the budget. The numbers are very much in line

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1 with last year. It is not a pretty budget, but it  
 2 is a fair budget.  
 3 CHAIRWOMAN WEFER: Were we going to ask  
 4 Mr. Katchen to speak?  
 5 COMMISSIONER DENING: Oh, yeah. You're  
 6 here. You can say that much better.  
 7 (Laughter)  
 8 MR. KATCHEN: Okay.  
 9 If I can, good evening, everybody.  
 10 EXECUTIVE DIRECTOR RECKO: Good  
 11 evening.  
 12 As everyone knows, this stage of your  
 13 budget is the first bite of the apple --  
 14 CHAIRWOMAN WEFER: Just for -- I'm  
 15 sorry -- just for the audience's awareness, Mr.  
 16 Katchen is our fee accountant. He prepared the  
 17 budget.  
 18 MR. KATCHEN: It's okay.  
 19 Excuse my back, everybody.  
 20 This step is the first bite of the  
 21 apple part of it. So you cannot adopt the budget  
 22 until the State of New Jersey has authorized you to.  
 23 So we have prepared two budgets, a HUD  
 24 form of budget, breaking out your AMPS, your asset  
 25 management projects, your central office core

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1 center, which is synonymous with your management  
 2 office, your central office, and your Housing Choice  
 3 Voucher Programs. That budget now projects a loss  
 4 initially of about \$408,000.  
 5 Now, there are a few reasons why that  
 6 number has climbed from the year before.  
 7 As Commissioner Dening mentioned, it is  
 8 fairly similar to the year before except though  
 9 expenses have shifted more to maintenance-type,  
 10 similar to what Marc had mentioned, elevator,  
 11 heating repairs, away from reductions in utilities,  
 12 which hopefully everybody is experiencing with lower  
 13 electric and gas rates.  
 14 Well, HUD funds your utility costs at  
 15 you could say a hundred percent, but it is not a  
 16 hundred percent.  
 17 So when you shift expenses from a  
 18 utility cost, which is being funded from HUD, to a  
 19 contract or maintenance cost, which is not being  
 20 funded from HUD, the result of it is less HUD  
 21 funding. The same bottom line expenditures, but  
 22 less HUD funding.  
 23 Additionally, your revenue from your  
 24 tenants is less than what would have been  
 25 anticipated as a result of some roof, other

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1 maintenance-type work that needed to be done.  
 2 We think we will be higher at the end  
 3 of the year on revenue, but from a conservative  
 4 standpoint until that work is performed and until  
 5 these tenants are in the apartments, and we are  
 6 collecting rent, we need to take a more conservative  
 7 approach.  
 8 Thirdly, HUD this year has told us that  
 9 the level of funding anticipates 85 percent of what  
 10 you are entitled to.  
 11 Now, what does that mean?  
 12 You have done nothing wrong. HUD goes  
 13 to Congress and says: We need \$5 billion to fund  
 14 Housing Authorities at the level they are entitled  
 15 to.  
 16 Congress says: We are only giving you  
 17 \$4 billion.  
 18 So how much do you get?  
 19 80 percent.  
 20 Well, you are really going to get 85  
 21 percent. Now, so that is what we anticipate the  
 22 level of funding to be. As a result, this budget  
 23 anticipates a \$408,000 loss for next year. Overall,  
 24 that is all of your programs.  
 25 Anybody have any questions?

21

1 CHAIRWOMAN WEFER: So with a loss,  
 2 where does that money come from?  
 3 MR. KATCHEN: That money is provided  
 4 from surplus that has been accumulated.  
 5 At September 30th, 2015, the last full  
 6 year that you were audited, and the State requires  
 7 that we start from that number because they rely on  
 8 your audits. Your actual surplus after you back out  
 9 all of the non-cash expenditures, "non-cash" meaning  
 10 accrued pension liabilities, accrued post employment  
 11 health insurance liabilities, your surplus was about  
 12 \$3.3 million. It sounds like a lot of money, but  
 13 not for the size of your operation.  
 14 I'm sorry.  
 15 This year we anticipate, and we think  
 16 we are going to be right on point, a loss of about  
 17 \$240,000, which would result at September 30th of  
 18 '16 about a \$3 million surplus.  
 19 So if everything holds true to form,  
 20 you would be about 2.6 million at the end of next  
 21 year.  
 22 CHAIRWOMAN WEFER: How does the  
 23 surplus, how is that changed over time? Like what  
 24 is our general projectory in terms of surplus?  
 25 MR. KATCHEN: Your surplus at September

22

1 30th of '15 spiked upwards about 900,000 to a  
 2 million dollars. Before that, you were on a  
 3 downward trend.

4 I believe about three years ago and,  
 5 Emil, correct me if I am wrong, you were a little  
 6 over \$4 million in surplus numbers.  
 7 '13, '14, were not good years for you.  
 8 '15 was a good year. It stemmed in time, but as a  
 9 result of these extraordinary maintenance items, the  
 10 boiler work, the elevator work, and the level of  
 11 funding at 85 percent, a rental, a vacancy rate less  
 12 than 97 percent as a result of roof leakage, other  
 13 type of items, you need to get beyond that in order  
 14 to get to start to stem the tide to generate  
 15 additional surpluses, not including other outside  
 16 sources of funding, i.e., RAD, ESCOs, et cetera.

17 VICE CHAIR SANFORD: Is it fair to say  
 18 this is unavoidable since we are trying to fix a lot  
 19 of the issues that we have to spend money to fix  
 20 those issues?  
 21 MR. KATCHEN: It is unavoidable, but  
 22 because it is anticipated, they need to be fixed on  
 23 a long-term basis, or you will very quickly become  
 24 financially --  
 25 VICE CHAIR SANFORD: You need to budget

23

1 it.

2 MR. KATCHEN: Well, not so much you  
 3 need to budget. You need to be able to cure, so you  
 4 won't have to budget for it going forward.

5 VICE CHAIR SANFORD: Thank you.

6 MR. KATCHEN: Any other questions?  
 7 EXECUTIVE DIRECTOR RECKO: Bill, as  
 8 long as you are there, I just wanted to reiterate  
 9 that, as Bill said, some of the challenges we are  
 10 having in building a new foundation for the  
 11 organization are these extraordinary maintenance  
 12 costs, deferred maintenance that we have had in our  
 13 organization, they are just extraordinary.

14 I don't believe we are going to turn  
 15 this organization around until we are successful in  
 16 bringing in some of our special programs, such as  
 17 doing an energy savings project, going after the New  
 18 Jersey Housing Finance money, where we can fix our  
 19 capital needs, because our maintenance department is  
 20 spending money needlessly.  
 21 Until we get our boilers under control,  
 22 our elevators under control, our utility costs under  
 23 control, so we are not leaking all over the place,  
 24 to me, those are the keys over the next two years in  
 25 changing the tide in our organization. Some good

24

1 solid management, some good solid maintenance  
 2 management in bringing some capital improvement  
 3 dollars into an organization that is literally into  
 4 a physical structure that is literally falling apart  
 5 at the seams. We got to have an intelligent  
 6 approach to that, and I think that is where we are  
 7 starting this year.

8 In the meantime, we must invest in  
 9 order to keep our properties running. I do not  
 10 hesitate when an elevator needs to be fixed, we fix  
 11 it. When the boiler system needs to be fixed, we  
 12 fix it, and we are going to be in that situation  
 13 until we can get those systems modernized.

14 MR. KATCHEN: So the process requires  
 15 consideration subject to the Board's action  
 16 affirmatively of two resolutions, I believe -- I did  
 17 not see the agenda -- one would be an introduction  
 18 of a resolution to the State authorizing Marc to  
 19 send this budget down to the State, and the second  
 20 one would be approval of a form of HUD budget.

21 MR. HAROLD FITZPATRICK: Yes. This is  
 22 the first one, and the second one will come after  
 23 that. It is in there.

24 MR. KATCHEN: Okay. Thank you.  
 25 CHAIRWOMAN WEFER: Thank you, Mr.

25

1 Katchen.

2 Does the Finance Committee have a  
 3 recommendation as to the Board action on this?  
 4 COMMISSIONER DENING: I think we  
 5 concluded that it was a fair budget, and that we  
 6 should go forward.

7 CHAIRWOMAN WEFER: Are there any other  
 8 questions or comments for the Director or our  
 9 accountant on the budget?  
 10 COMMISSIONER MELLO: Yes.  
 11 CHAIRWOMAN WEFER: Okay.

12 COMMISSIONER MELLO: The biggest thing  
 13 was that I think we were kind of all asking a lot of  
 14 questions in regard to long-term viability, if the  
 15 trends continues, how Congress has been essentially  
 16 underfunding Housing Authorities, and it just goes  
 17 to show that we need to have a good flow of  
 18 communication and trust between the Executive  
 19 Director and the Board moving forward because these  
 20 are some big and daunting problems, and there is  
 21 nothing that is going to be able to be solved  
 22 without a free flow of information and trust between  
 23 the Executive Director and our Board, so that is  
 24 important to point out, and I do -- I am hopeful  
 25 that that has started to be the case here in the

26

1 Hoboken Housing Authority.  
 2 CHAIRWOMAN WEFER: Any other questions  
 3 or comments?  
 4 Okay. I think we are ready for the  
 5 roll call -- I'm sorry -- for the vote on  
 6 2016-07.04, the resolution authorizing the approval  
 7 of the annual and capital budget.  
 8 EXECUTIVE DIRECTOR RECKO: H. Forman?  
 9 COMMISSIONER FORMAN: Yes.  
 10 EXECUTIVE DIRECTOR RECKO: D. Dening?  
 11 COMMISSIONER DENING: Yes.  
 12 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 13 COMMISSIONER MELLO: Yes.  
 14 EXECUTIVE DIRECTOR RECKO: J. Ross --  
 15 oh, I'm sorry, L. Ross?  
 16 (Laughter)  
 17 COMMISSIONER ROSS: Yes.  
 18 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 19 VICE CHAIR SANFORD: Yes.  
 20 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 21 CHAIRWOMAN WEFER: Yes.  
 22 The next resolution before us tonight  
 23 is 2016-07.05. This is a resolution approving the  
 24 AMP budget for the Housing Authority of the City of  
 25 Hoboken.

27

1 Is there a motion?  
 2 COMMISSIONER MELLO: Motion.  
 3 COMMISSIONER DENING: Second.  
 4 CHAIRWOMAN WEFER: Are there any  
 5 questions or comments on this?  
 6 Okay. I think we are ready for the  
 7 vote.  
 8 EXECUTIVE DIRECTOR RECKO: H. Forman?  
 9 COMMISSIONER FORMAN: Yes.  
 10 EXECUTIVE DIRECTOR RECKO: D. Dening?  
 11 COMMISSIONER DENING: Yes.  
 12 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 13 COMMISSIONER MELLO: Yes.  
 14 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 15 COMMISSIONER ROSS: Yes.  
 16 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 17 VICE CHAIR SANFORD: Yes.  
 18 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 19 CHAIRWOMAN WEFER: Yes.  
 20 The next resolution before us tonight  
 21 is Resolution 2016-07.06, a resolution authorizing  
 22 the approval of the 2016 Agency Plan.  
 23 Is there a motion?  
 24 COMMISSIONER MELLO: Motion.  
 25 CHAIRWOMAN WEFER: Is there a second?

28

1 COMMISSIONER FORMAN: Second.  
 2 CHAIRWOMAN WEFER: Did this go through  
 3 the Finance Committee?  
 4 COMMISSIONER DENING: I don't recall  
 5 discussing it.  
 6 EXECUTIVE DIRECTOR RECKO: No. It did  
 7 not go through the Finance Committee.  
 8 CHAIRWOMAN WEFER: Director, can you  
 9 give us some background on this?  
 10 EXECUTIVE DIRECTOR RECKO: Sure.  
 11 Every year we put in an annual and  
 12 five-year plan to HUD that essentially shows and  
 13 declares with them what our policies are and where  
 14 we are expecting to direct our capital fund money.  
 15 We did on June 14th meet with the  
 16 Resident Advisory Board and do an extensive review  
 17 of the plan with the Resident Advisory Board, got  
 18 very little in the way of official comments back,  
 19 but really turned it inside out with them to show  
 20 them what we are going to be doing over the next  
 21 couple years.  
 22 Once we have your approval, then we can  
 23 go forward and submit this over to HUD.  
 24 CHAIRWOMAN WEFER: Director, how did  
 25 you advertise that this was going to be discussed

29

1 with the Resident Advisory Board?  
 2 EXECUTIVE DIRECTOR RECKO: We  
 3 advertised it throughout the -- with fliers  
 4 throughout the organization and at every elevator,  
 5 every floor that we had.  
 6 CHAIRWOMAN WEFER: How was the turnout?  
 7 EXECUTIVE DIRECTOR RECKO: We had a  
 8 pretty good turnout.  
 9 What did we have there?  
 10 About six folks, remember?  
 11 What did we have at the Resident  
 12 Advisory Board meeting?  
 13 THE AUDIENCE: There were about seven,  
 14 seven of us.  
 15 EXECUTIVE DIRECTOR RECKO: Yes, about  
 16 seven.  
 17 CHAIRWOMAN WEFER: Okay.  
 18 Are there changes in this plan from the  
 19 prior plan?  
 20 EXECUTIVE DIRECTOR RECKO: No, ma'am.  
 21 There is nothing. There's no significant changes  
 22 from what we have done in the past.  
 23 CHAIRWOMAN WEFER: Are there any other  
 24 questions or comments on this?  
 25 COMMISSIONER ROSS: I have a question.



1 I don't know. I am hearing that  
 2 notices went up in reference to a meeting, but I  
 3 didn't see any at 300 Marshall Drive at all.  
 4 MS. REYES: What was the name?  
 5 COMMISSIONER ROSS: No. We are talking  
 6 about the five-year plan --  
 7 MS. REYES: That didn't go up.  
 8 EXECUTIVE DIRECTOR RECKO: Because we  
 9 had notices for the Resident Advisory Board Meeting.  
 10 COMMISSIONER ROSS: You just said that  
 11 it didn't go up.  
 12 MS. REYES: No.  
 13 COMMISSIONER ROSS: She said it didn't  
 14 go up.  
 15 UNIDENTIFIED VOICE: I had seen them.  
 16 MS. REYES: Not at about the Resident  
 17 Meeting.  
 18 CHAIRWOMAN WEFER: How did you find out  
 19 about it?  
 20 MS. REYES: I found out from other  
 21 people. I heard it from word of mouth, and I was  
 22 here at the meeting the last time when they said  
 23 that they were going to meet, that they had sent  
 24 over stuff.  
 25 EXECUTIVE DIRECTOR RECKO: Lourdes, can

1 you help out?  
 2 We also contacted the Resident Advisory  
 3 Board members directly?  
 4 MS. PRIESTLEY: Yes. They got a letter  
 5 in the mail.  
 6 UNIDENTIFIED VOICE: We got a letter.  
 7 EXECUTIVE DIRECTOR RECKO: The Resident  
 8 Advisory Board members got a letter?  
 9 COMMISSIONER ROSS: They got a letter,  
 10 but that doesn't help with the rest of the residents  
 11 of the Housing Authority.  
 12 MS. REYES: It wasn't one that included  
 13 everyone, no.  
 14 COMMISSIONER ROSS: So it was just for  
 15 you guys?  
 16 MS. REYES: No, I didn't get it either.  
 17 COMMISSIONER ROSS: No, I'm just  
 18 saying --  
 19 COMMISSIONER FORMAN: Just for the  
 20 committee?  
 21 MS. REYES: They got one.  
 22 EXECUTIVE DIRECTOR RECKO: And I am  
 23 sorry if I misspoke on the fliers that went out  
 24 because we do have an appointed Resident Advisory  
 25 Board.

1 COMMISSIONER FORMAN: Right. So it was  
 2 just for the committee in other words?  
 3 EXECUTIVE DIRECTOR RECKO: Yes.  
 4 COMMISSIONER FORMAN: Okay.  
 5 CHAIRWOMAN WEFER: How many members are  
 6 there on the Resident Advisory Board?  
 7 EXECUTIVE DIRECTOR RECKO: Lourdes,  
 8 what is on our list?  
 9 MS. PRIESTLEY: I think you have like  
 10 12.  
 11 EXECUTIVE DIRECTOR RECKO: Lourdes said  
 12 about 12.  
 13 CHAIRWOMAN WEFER: Seven is a pretty  
 14 decent number out of 12.  
 15 EXECUTIVE DIRECTOR RECKO: Yes.  
 16 MS. SMITH: When you have them, most  
 17 people work in the daytime, so you always have our  
 18 meetings in the evening time where as everybody can  
 19 come. It's like after five or six o'clock in the  
 20 evening.  
 21 Right, Jeanne?  
 22 Around six, because people have daytime  
 23 jobs.  
 24 CHAIRWOMAN WEFER: Commissioner Ross?  
 25 COMMISSIONER ROSS: Yes.

1 CHAIRWOMAN WEFER: Maybe I think  
 2 probably with the issues like Ms. Smith just raised  
 3 concerning whether meetings should be held is  
 4 something that could be bounced around the Resident  
 5 Services Committee when you have your subcommittee  
 6 meeting.  
 7 COMMISSIONER ROSS: Okay.  
 8 CHAIRWOMAN WEFER: Were there any  
 9 further questions or comments on this.  
 10 Okay. I think we are ready for the  
 11 vote.  
 12 EXECUTIVE DIRECTOR RECKO: H. Forman?  
 13 COMMISSIONER FORMAN: Yes.  
 14 EXECUTIVE DIRECTOR RECKO: D. Dening?  
 15 COMMISSIONER DENING: Yes.  
 16 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 17 COMMISSIONER MELLO: Yes.  
 18 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 19 COMMISSIONER ROSS: Yes.  
 20 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 21 VICE CHAIR SANFORD: Yes.  
 22 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 23 CHAIRWOMAN WEFER: Yes.  
 24 The next resolution before us tonight  
 25 is 2016-07.07. This is the resolution to renew

1 membership in the New Jersey Public Housing Joint  
 2 Insurance Fund.  
 3 Is there a motion?  
 4 COMMISSIONER MELLO: Motion.  
 5 CHAIRWOMAN WEFER: Is there a second?  
 6 VICE CHAIR SANFORD: Second.  
 7 CHAIRWOMAN WEFER: Are there questions  
 8 or comments on this?  
 9 I think we are ready for the vote.  
 10 EXECUTIVE DIRECTOR RECKO: H. Forman?  
 11 COMMISSIONER FORMAN: Yes.  
 12 COMMISSIONER DENING: I'm sorry.  
 13 Before we vote, Director, like we have  
 14 several new members on the Board.  
 15 Would you just explain in a high level  
 16 what this is?  
 17 EXECUTIVE DIRECTOR RECKO: Membership  
 18 in this fund gives us the ability to participate  
 19 with the other Housing Authorities in New Jersey, as  
 20 I explained to the joint insurance fund. It covers  
 21 our major insurances for liability, for employee  
 22 liability, for your liability as well. It is a way  
 23 of us purchasing our insurance at a very, very good  
 24 rate. It covers, as the cover says, our worker's  
 25 comp, liability, property damage, motor vehicle and

1 public officials' liability.  
 2 CHAIRWOMAN WEFER: Are there any other  
 3 questions or comments on this?  
 4 Anything you think we should add to  
 5 this?  
 6 COMMISSIONER DENING: No.  
 7 (Laughter)  
 8 EXECUTIVE DIRECTOR RECKO: So do you  
 9 want to start over?  
 10 COMMISSIONER DENING: This is the JIF.  
 11 EXECUTIVE DIRECTOR RECKO: H. Forman?  
 12 COMMISSIONER FORMAN: Yes.  
 13 EXECUTIVE DIRECTOR RECKO: D. Dening?  
 14 COMMISSIONER DENING: Yes.  
 15 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 16 COMMISSIONER MELLO: Yes.  
 17 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 18 COMMISSIONER ROSS: Yes.  
 19 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 20 VICE CHAIR SANFORD: Yes.  
 21 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 22 CHAIRWOMAN WEFER: Yes.  
 23 The next resolution before us tonight  
 24 is 2016-07.08. This is a resolution of the Housing  
 25 Authority of the City of Hoboken to enter into an

1 agreement for the sale of two generators and two  
 2 transfer switches to the Housing Authority of the  
 3 City of Hackensack.  
 4 Is there a motion?  
 5 COMMISSIONER MELLO: Motion.  
 6 CHAIRWOMAN WEFER: Is there a second?  
 7 VICE CHAIR SANFORD: Second.  
 8 CHAIRWOMAN WEFER: Are there questions  
 9 or comments on this resolution?  
 10 COMMISSIONER ROSS: Question.  
 11 CHAIRWOMAN WEFER: Commissioner Ross?  
 12 COMMISSIONER ROSS: I have two  
 13 questions.  
 14 The first question is how was the two  
 15 following Housing Authorities able to know about the  
 16 sale of the generators?  
 17 That is the first question.  
 18 MR. KOTHERITHARA: I don't know if  
 19 everybody knows, but we do have a total of eight  
 20 generators and eight transfer switches up for sale  
 21 currently.  
 22 In the past we have gone out to an  
 23 online auction site called GovBids. We have used  
 24 them, and we didn't have good results, and so there  
 25 has been word of mouth basically, and people at

1 other Housing Authorities have heard that we have  
 2 generators, so they have reached out to us directly,  
 3 with a direct solicitation.  
 4 COMMISSIONER ROSS: I'm sorry. What  
 5 was the site again?  
 6 MR. KOTHERITHARA: It was GovBids.com.  
 7 COMMISSIONER FORMAN: All of the cities  
 8 and Boards and everybody uses them to sell their  
 9 surplus equipment.  
 10 COMMISSIONER ROSS: The second question  
 11 is: There are two different amounts for the sale of  
 12 the generators. Why are there two different  
 13 amounts?  
 14 MR. KOTHERITHARA: Two different  
 15 amounts referring to this resolution and the next  
 16 resolution?  
 17 (Audience talking in the background)  
 18 CHAIRWOMAN WEFER: Can we have order in  
 19 the audience? It's hard to hear what's going on up  
 20 here.  
 21 Thank you.  
 22 MR. KOTHERITHARA: This resolution was  
 23 revised today. I think you saw it.  
 24 Is that what the question is?  
 25 COMMISSIONER ROSS: No.

1 For the sale of the generators.

2 MR. HAROLD FITZPATRICK: I think she  
3 doesn't realize there's two separate contracts --  
4 CHAIRWOMAN WEFER: It's between the two  
5 resolutions, I think there's a difference.

6 MR. KOTHERITHARA: There is two  
7 resolutions because the first resolution, which is  
8 .08 is the sale to the Housing Authority of the City  
9 of Hackensack, and the following one is to the  
10 Township of Readington, so there are two separate  
11 Government entities, and this current resolution is  
12 to sell two generators, a hundred kw and a 200 kw  
13 and two transfer switches, and the next resolution  
14 is to sell three, a hundred kw generators, so it is  
15 slightly different.

16 CHAIRWOMAN WEFER: I think what  
17 Commissioner Ross is asking is why are we selling  
18 them for different amounts to different entities.

19 COMMISSIONER ROSS: Yes.

20 MR. KOTHERITHARA: I basically have  
21 been in communication with their business  
22 administrators, and this is what they offered.

23 COMMISSIONER FORMAN: It is not like an  
24 auction. It's just word of mouth, and then they  
25 came to us --

1 MR. KOTHERITHARA: Exactly.

2 COMMISSIONER FORMAN: -- and said, we  
3 will give you X, Y, Z for it, and then another  
4 Housing Authority came up and said, well, we'll only  
5 going to give you this much.

6 MR. KOTHERITHARA: Correct.

7 COMMISSIONER FORMAN: It wasn't like  
8 several Housing Authorities bidding for it.

9 MR. KOTHERITHARA: These are the only  
10 two offers we received thus far.

11 COMMISSIONER ROSS: Oh, okay.

12 MR. HAROLD FITZPATRICK: The equipment  
13 is different.

14 MR. KOTHERITHARA: The equipment is  
15 different, and you'll see that.

16 EXECUTIVE DIRECTOR RECKO:  
17 Commissioner, if you remember, they are the excess  
18 generators that have been sitting in that parking  
19 lot forever.

20 COMMISSIONER FORMAN: With all of the  
21 snow on it and the ice and everything else.

22 EXECUTIVE DIRECTOR RECKO: And this  
23 includes them coming to get them and taking them  
24 away.

25 COMMISSIONER FORMAN: Or if somebody

1 falls on them, or it falls on somebody --

2 CHAIRWOMAN WEFER: Were there any  
3 further questions or comments on this resolution?

4 COMMISSIONER MELLO: Yes.  
5 Originally did we pay for them, or we  
6 don't know?

7 CHAIRWOMAN WEFER: Correct me, if I am  
8 wrong, but I think that it might have been Hurricane  
9 Irene money, but I am not really sure.

10 EXECUTIVE DIRECTOR RECKO: I believe it  
11 was Hurricane Sandy money and --

12 COMMISSIONER MELLO: The reason I  
13 asked, has anybody voted -- there aren't any  
14 restrictions or anything attached to how quickly or  
15 if you can sell them?

16 EXECUTIVE DIRECTOR RECKO: We don't  
17 believe there are any restrictions whatsoever. We  
18 bought them, and we have no use for them.

19 COMMISSIONER FORMAN: We don't have to  
20 transport them. They will come up and --

21 EXECUTIVE DIRECTOR RECKO: They'll come  
22 and get them.

23 MR. KOTHERITHARA: They're going to be  
24 ripped out of the parking lot. It's all --

25 COMMISSIONER FORMAN: How old are they?

1 Do you know offhand?

2 MR. KOTHERITHARA: Excuse me?

3 COMMISSIONER FORMAN: How old are they?

4 MR. KOTHERITHARA: They were purchased  
5 in, I would submit, 2013 or early '14. There is a  
6 few different purchases.

7 COMMISSIONER FORMAN: When was Sandy?  
8 What year was Sandy, do you recall?

9 MR. KOTHERITHARA: That was October  
10 29th, 2012.

11 COMMISSIONER MELLO: Three?  
12 (Board members confer)

13 CHAIRWOMAN WEFER: You don't want to  
14 know?

15 (Laughter)

16 VICE CHAIR SANFORD: We are all very  
17 happy that we were able to sell them, so  
18 congratulations. Good job.

19 EXECUTIVE DIRECTOR RECKO: Anything we  
20 can get for them.

21 CHAIRWOMAN WEFER: Are there any  
22 further comments on this resolution?

23 Okay. I think we are ready for the  
24 vote.

25 EXECUTIVE DIRECTOR RECKO: H. Forman?

1 COMMISSIONER FORMAN: I think she just  
 2 wants to ask you one more time.  
 3 EXECUTIVE DIRECTOR RECKO: Certainly,  
 4 sure.  
 5 COMMISSIONER ROSS: I just want to -- I  
 6 think we just want to make sure that are there any  
 7 restrictions on those generators --  
 8 COMMISSIONER FORMAN: They're as is.  
 9 In other words, when they're buying them, they're as  
 10 is?  
 11 MR. KOTHERITHARA: Yes. I think that  
 12 that is stated in the agreement, which is part of --  
 13 it's in the addendum to the resolution.  
 14 CHAIRWOMAN WEFER: Counsel?  
 15 MR. HAROLD FITZPATRICK: This process  
 16 is an exception to the local public contracts law of  
 17 bidding or auction process, because it is with  
 18 another public entity, so we can enter into whatever  
 19 contract we want to negotiate.  
 20 And, quite frankly, I think they have  
 21 done an excellent job because they are just sitting  
 22 there rotting, and whatever we may have paid for  
 23 them, any money we can get back is a huge  
 24 accomplishment.  
 25 The two contracts were drawn by us and

1 agreed to by the other public agencies, and it puts  
 2 all of the burden on them. We make no warranties.  
 3 They have to take it out, and it is an as is sale.  
 4 COMMISSIONER ROSS: When we got the  
 5 generators, was there a contract from -- who did we  
 6 get them from?  
 7 MR. FITZPATRICK: I don't know. I  
 8 don't think any of us, maybe Emil was here at that  
 9 point, and I don't believe the same degree of  
 10 scrutiny occurred in those days as occurs now.  
 11 CHAIRWOMAN WEFER: I can tell you that  
 12 I personally have seen emails showing that these  
 13 were not bid out. It was just not done, at least  
 14 the transcript, I don't know.  
 15 EXECUTIVE DIRECTOR RECKO: Are we  
 16 ready?  
 17 COMMISSIONER DENING: Yes.  
 18 EXECUTIVE DIRECTOR RECKO: H. Forman?  
 19 COMMISSIONER FORMAN: Yes.  
 20 EXECUTIVE DIRECTOR RECKO: D. Dening?  
 21 COMMISSIONER DENING: Yes.  
 22 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 23 COMMISSIONER MELLO: Yes.  
 24 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 25 COMMISSIONER ROSS: Yes.

1 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 2 VICE CHAIR SANFORD: Yes.  
 3 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 4 CHAIRWOMAN WEFER: Yes.  
 5 The next resolution before us is  
 6 2016-07.09. This is the resolution authorizing the  
 7 City of Hoboken to enter into an agreement for the  
 8 sale of three generators to the Township of  
 9 Readington.  
 10 Is there a motion?  
 11 VICE CHAIR SANFORD: Motion.  
 12 CHAIRWOMAN WEFER: Is there a second?  
 13 COMMISSIONER MELLO: Second.  
 14 CHAIRWOMAN WEFER: Are there any  
 15 questions or comments?  
 16 Okay.  
 17 EXECUTIVE DIRECTOR RECKO: H. Forman?  
 18 COMMISSIONER FORMAN: Yes.  
 19 EXECUTIVE DIRECTOR RECKO: D. Dening?  
 20 COMMISSIONER DENING: Yes.  
 21 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 22 COMMISSIONER MELLO: Yes.  
 23 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 24 COMMISSIONER ROSS: Yes.  
 25 EXECUTIVE DIRECTOR RECKO: J. Sanford?

1 VICE CHAIR SANFORD: Yes.  
 2 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 3 CHAIRWOMAN WEFER: Yes.  
 4 CHAIRWOMAN WEFER: Thank you all for  
 5 taking care of this. I wasn't sure if we would ever  
 6 be able to sell them, so it is really good.  
 7 The next resolution before us is  
 8 2016-07.10. This is a resolution of the Housing  
 9 Authority of the City of Hoboken to award a contract  
 10 for Fire Alarm System Services.  
 11 Is there a motion?  
 12 COMMISSIONER MELLO: Motion.  
 13 CHAIRWOMAN WEFER: Is there a second?  
 14 COMMISSIONER FORMAN: I'll second.  
 15 CHAIRWOMAN WEFER: Are there any  
 16 questions or comments on this resolution?  
 17 Director -- no, Commissioner Sanford?  
 18 VICE CHAIR SANFORD: I'll just say that  
 19 we did have a meeting of the Procurement Committee  
 20 and per business reasons, I will be abstaining, but  
 21 from my experience Total Fire Safety is a reasonable  
 22 company to be with, and I would defer to the  
 23 Director's opinion on this.  
 24 EXECUTIVE DIRECTOR RECKO: Total Fire  
 25 Safety is the company that we have doing this

1 service now. This is the same price that they came  
2 in last year.

3 We tried to find somebody else to come  
4 in to bid. We advertised, and we weren't able to  
5 get another bid, but we think this is a fair and  
6 equitable price, and we have gotten excellent  
7 service from them.

8 CHAIRWOMAN WEFER: Do we have an  
9 independent cost estimate on this?

10 EXECUTIVE DIRECTOR RECKO: Well, we had  
11 used as our independent cost estimate because we  
12 were so familiar with it, we knew what it was going  
13 to cost because we had this cost last year, and we  
14 had actually thought it was going to go up by about  
15 three or four percent, so we just tacked on an extra  
16 three or four percent, and we are thinking that that  
17 is what it was going to come in at as our  
18 independent cost estimate, so we are happy to see it  
19 come in a little lower.

20 CHAIRWOMAN WEFER: Do we have any basis  
21 to think that this is a reasonable number, outside  
22 of the fact that the same company keeps telling us  
23 that it is?

24 EXECUTIVE DIRECTOR RECKO: Not except  
25 experience, that it has been around this level for a

1 number of years now.

2 CHAIRWOMAN WEFER: Emil?

3 EXECUTIVE DIRECTOR RECKO: If you are  
4 asking, I did not have an architect do a full blown  
5 independent cost estimate.

6 CHAIRWOMAN WEFER: Do you know if we  
7 actually stayed within the contract amount last  
8 year, or were there like exceptions that we went  
9 over? Because I know in 2014, it went way over the  
10 contract.

11 If you don't know off the top of your  
12 head, that is totally fine.

13 MR. KOTHERITHARA: You have to keep in  
14 mind, that there are two contracts. This is for the  
15 fire alarm panels, which is what it is being  
16 contracted out.

17 And then in 2014 the contract you might  
18 be referring to is for the fire suppression system.  
19 The fire suppression system relates to  
20 extinguishers, the sprinklers, the fire pumps, that  
21 is the contract that significantly went over.

22 This one, don't quote me on it, but I  
23 don't believe that that is the same.

24 CHAIRWOMAN WEFER: Is there anything  
25 else?

1 VICE CHAIR SANFORD: As I said, I would  
2 defer to the Director and the staff on this one.

3 They are a reasonable company.

4 CHAIRWOMAN WEFER: Are there any other  
5 questions or comments?

6 Commissioner Forman?

7 COMMISSIONER FORMAN: Is this the same  
8 company that monitors the alarm system that is sent  
9 to the fire department to tell them where the alarm  
10 is coming through or are they just --

11 EXECUTIVE DIRECTOR RECKO: I think the  
12 monitoring company is --

13 MR. KOTHERITHARA: Exactly. That's the  
14 central station monitoring which is part of this  
15 contract.

16 COMMISSIONER FORMAN: Okay. No. I just  
17 seen they're out of Florida. I didn't know if  
18 anybody -- do they have a place in Jersey?

19 MR. KOTHERITHARA: Yes, they do.

20 COMMISSIONER FORMAN: Oh, okay. All  
21 right.

22 VICE CHAIR SANFORD: They are national.

23 COMMISSIONER FORMAN: Oh, they are  
24 national? Okay. All right.

25 VICE CHAIR SANFORD: They're very big

1 in urban areas.

2 COMMISSIONER FORMAN: That's good.

3 They answered the question.

4 Thank you.

5 CHAIRWOMAN WEFER: Are there other  
6 national companies?

7 I am asking Commissioner Sanford.

8 VICE CHAIR SANFORD: Yes, but I mean,  
9 it is one of those industries where there are only  
10 so many. You could go out, but I want to be very  
11 hesitant because --

12 EXECUTIVE DIRECTOR RECKO: I will weigh  
13 in on that a little bit.

14 That it is hard to attract them to come  
15 into our organization. We need some bait to get  
16 some of these other organizations to come in, I  
17 think particularly in light of some of the issues  
18 that we have, that they look at us and they see the  
19 other company there, and they say that is good, we  
20 don't want to get into this right now. And I think  
21 that has been some of our issue in attracting a new  
22 company.

23 COMMISSIONER FORMAN: I guess because  
24 they got their territory, and they don't want to --  
25 all right.

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1 EXECUTIVE DIRECTOR RECKO: I also  
 2 think, and my real point there was that if we were a  
 3 new construction easy-pleasy, another company comes  
 4 in, they know what they are dealing with.  
 5 They come into an organization like  
 6 ours, where we have got some large deferred  
 7 maintenance, and we got some complicated issues,  
 8 they are a little hesitant if they don't know you  
 9 well was my point.  
 10 CHAIRWOMAN WEFER: Are there any other  
 11 questions or comments on this?  
 12 I would just like to comment that, I  
 13 mean, if it's a reasonable amount to have an  
 14 independent cost estimate done, I can't see the harm  
 15 in getting a basis because I am just not confident  
 16 that going off the numbers from years past means  
 17 that it is a reasonable number.  
 18 I know you know the difference better  
 19 than any Commissioners, so there's obviously some  
 20 deference there, but I would really like to see a  
 21 new cost estimate for next year, if possible.  
 22 I think we are ready for the vote.  
 23 EXECUTIVE DIRECTOR RECKO: H. Forman?  
 24 COMMISSIONER FORMAN: Yes.  
 25 EXECUTIVE DIRECTOR RECKO: D. Dening?

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1 COMMISSIONER DENING: Yes.  
 2 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 3 COMMISSIONER MELLO: Yes.  
 4 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 5 COMMISSIONER ROSS: Yes.  
 6 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 7 VICE CHAIR SANFORD: Abstain.  
 8 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 9 CHAIRWOMAN WEFER: Yes.  
 10 The next resolution before us tonight  
 11 is Resolution 2016-07.11. This is a resolution of  
 12 the Housing Authority of the City of Hoboken to  
 13 award a contract for medical devices and monthly  
 14 monitoring.  
 15 Is there a motion?  
 16 COMMISSIONER MELLO: Notion.  
 17 CHAIRWOMAN WEFER: Is there a second?  
 18 COMMISSIONER FORMAN: Second.  
 19 VICE CHAIR SANFORD: Second.  
 20 CHAIRWOMAN WEFER: Are there questions  
 21 or comments on this resolution?  
 22 COMMISSIONER ROSS: Question.  
 23 Can you please expand on the medical  
 24 alert devices and how it will be monitored? Like  
 25 who is going to be monitoring it?

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1 What is the reason behind it?  
 2 EXECUTIVE DIRECTOR RECKO: I will give  
 3 you the basic reason, and I might ask Libia to start  
 4 thinking about saying a thing or two about how they  
 5 are issued.  
 6 MS. DE LA CRUZ-HOLDER: How what?  
 7 EXECUTIVE DIRECTOR RECKO: How they're  
 8 issued.  
 9 MS. DE LA CRUZ-HOLDER: Oh, how they're  
 10 issued?  
 11 EXECUTIVE DIRECTOR RECKO: Yes.  
 12 MS. DE LA CRUZ-HOLDER: When we first  
 13 been told of that system, it is because we removed  
 14 the alarm system from the senior buildings, and that  
 15 was the way for them to track if they have any  
 16 emergencies.  
 17 So once a tenant moving into the senior  
 18 buildings, we have a replacement, and we have new  
 19 monitors that we provide to them. And in case of an  
 20 emergency, they just press the call button, and the  
 21 call goes to the fire department, I believe it is,  
 22 and the police department.  
 23 COMMISSIONER ROSS: So each apartment  
 24 will have this device?  
 25 MS. DE LA CRUZ-HOLDER: If they are on

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1 the lease, yes.  
 2 COMMISSIONER ROSS: If they're on the  
 3 lease?  
 4 MS. DE LA CRUZ-HOLDER: Yes, whoever is  
 5 on the lease, that is a senior.  
 6 COMMISSIONER ROSS: So all the senior  
 7 buildings?  
 8 MS. DE LA CRUZ-HOLDER: Yes, for all  
 9 the seniors.  
 10 COMMISSIONER FORMAN: So they are  
 11 taking the place of those little strings that are in  
 12 the bathroom or --  
 13 MS. DE LA CRUZ-HOLDER: Like used to be  
 14 in the bathroom or in the bedroom, because they were  
 15 obsolete, and they were not working at all, and  
 16 that's when they came up with the alarm.  
 17 COMMISSIONER FORMAN: They are probably  
 18 antiques.  
 19 EXECUTIVE DIRECTOR RECKO: About how  
 20 many years has this been in place, do you know?  
 21 MS. DE LA CRUZ-HOLDER: I think it  
 22 should be the second year.  
 23 MR. KOTHERITHARA: Two years, no, this  
 24 is going to go on for the third year.  
 25 EXECUTIVE DIRECTOR RECKO: For three

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1 years.

2 COMMISSIONER FORMAN: Because where my

3 parents live, that's what they have now. Columbia

4 Towers, they came in, and they put a monitor system

5 in, and they gave them the monitor --

6 MS. DE LA CRUZ-HOLDER: Yeah. They can

7 wear either a necklace or a bracelet.

8 COMMISSIONER FORMAN: -- and it is a

9 lot better because to go to the bathroom and try to

10 reach for a string, that probably is rotted out,

11 so...

12 COMMISSIONER ROSS: I have a question.

13 So if a senior presses that button

14 because they have an emergency, how do they then get

15 into the building?

16 MS. DE LA CRUZ-HOLDER: How who gets

17 into the building?

18 COMMISSIONER ROSS: The fire department

19 or the police, how do they get into the senior

20 citizens' buildings?

21 MS. DE LA CRUZ-HOLDER: The fire

22 department have access, personal access to get into

23 each building. They have a code, and they press the

24 code, and you transmit it to the --

25 COMMISSIONER FORMAN: The call center.

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1 MS. DE LA CRUZ-HOLDER: -- it opens the

2 door, and they are able to get in.

3 COMMISSIONER ROSS: Have there been any

4 malfunctions with the devices?

5 MS. DE LA CRUZ-HOLDER: Not that I am

6 aware of.

7 I mean, they don't work outside of the

8 building. You have to be near the parameters of the

9 building. Like if you're at the supermarket, it

10 doesn't really work --

11 COMMISSIONER ROSS: Right.

12 MS. DE LA CRUZ-HOLDER: -- but if they

13 are in the building or around the building, it

14 works.

15 COMMISSIONER ROSS: Okay.

16 VICE CHAIR SANFORD: So this was

17 another contract that we reviewed with the

18 Procurement Committee, and this is a reasonable

19 price for now.

20 This is something that we should review

21 in the future as to whether you wanted to have a

22 physical line with the units to accomplish the

23 service or continue with a button device.

24 CHAIRWOMAN WEFER: Are there any

25 further questions or comments on this resolution?

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1 I think we are ready for the vote.

2 EXECUTIVE DIRECTOR RECKO: H. Forman?

3 COMMISSIONER FORMAN: Yes.

4 EXECUTIVE DIRECTOR RECKO: D. Dening?

5 COMMISSIONER DENING: Yes.

6 EXECUTIVE DIRECTOR RECKO: D. Mello?

7 COMMISSIONER MELLO: Yes.

8 EXECUTIVE DIRECTOR RECKO: L. Ross?

9 COMMISSIONER ROSS: Yes.

10 EXECUTIVE DIRECTOR RECKO: J. Sanford?

11 VICE CHAIR SANFORD: Yes.

12 EXECUTIVE DIRECTOR RECKO: D. Wefer?

13 CHAIRWOMAN WEFER: Yes.

14 The next resolution before us tonight

15 is 2016-07.12. This is the resolution of the

16 Housing Authority of the City of Hoboken to award a

17 contract for the provision of a salary comparability

18 study.

19 Is there a motion?

20 COMMISSIONER MELLO: Notion.

21 CHAIRWOMAN WEFER: Is there a question?

22 COMMISSIONER FORMAN: Second.

23 CHAIRWOMAN WEFER: Are there questions

24 or comments on this resolution?

25 COMMISSIONER DENING: I just wanted to

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1 make a comment that we -- our staff has been very

2 patient with us. There has been some issues with

3 cost of living increases in the past, and I think if

4 we are being frank, we don't necessarily know what

5 people should be making, so this is our attempt to

6 do the right thing by the staff.

7 EXECUTIVE DIRECTOR RECKO: It is.

8 And if you remember, it is something

9 that in the subcommittee that I proposed when I

10 first got here.

11 Under the sort of concept that we are

12 laying a foundation for the future here, I believe

13 that a salary study of the staff and to make sure we

14 are comparable with other Housing Authorities and

15 other organizations in the entire area here is

16 essential, and it is an essential tool for me to

17 have, so we can go out to the staff and say, yes, we

18 are confident, and an independent third-party that

19 you are getting paid what you are worth.

20 And if you are not, here is our plan to

21 get you where you need to be. It also gives a

22 couple other benefits. It will allow us to, and

23 this company will work with all of the staff in

24 revising all job descriptions across the board.

25 It will revise the entire pay schedule

1 system that we have, so we know where everybody is  
2 on a step system. We know where we are. We know  
3 whether we are low, middle or high.

4 We come into it telling the staff that,  
5 you know, once this study is done, your salary will  
6 not be decreased, okay? But should we find out that  
7 we are at the low end, then we come back and we  
8 start talking about it.

9 Of course, if the salary study should  
10 come back, and it should say we are \$500,000 under,  
11 well, cumulatively we are going to have to talk  
12 about how we get there.

13 My experience with a salary study like  
14 this in the past has been just that. That I  
15 actually had personal experience where we came back  
16 to the staff, and we found we were lower, and the  
17 first year we made up about 20 percent. The second  
18 year we made up 30, and by then the third and fourth  
19 year, we were where we needed to be, so we did a  
20 long-term plan, and we made an effort.

21 I am not saying that is going to happen  
22 here. We just don't know yet. I am not smart  
23 enough to know. But having that company come in  
24 from the outside, an independent, gives a level of  
25 trust and validity to how we are managing our staff.

1 It's a key tool.

2 CHAIRWOMAN WEFER: Thank you.  
3 Counsel, did you have anything on it?

4 MR. HAROLD FITZPATRICK: No.  
5 We looked at it, and we issued our  
6 normal opinion based upon the committee's review of  
7 the materials, and the committee has made a  
8 selection based upon the review criteria.

9 CHAIRWOMAN WEFER: I think I  
10 actually -- well, okay. All right. Okay.  
11 Were there any further questions or  
12 comments?

13 COMMISSIONER MELLO: Yes, Madam  
14 Chairwoman.

15 You had referenced that you have  
16 experience with that sort of a study being done.

17 Do you remember roughly what it might  
18 cost for something like that?

19 EXECUTIVE DIRECTOR RECKO: When I was  
20 asked that in the beginning, my experience was that  
21 it was going to run about \$20,000.

22 COMMISSIONER MELLO: Thank you.

23 VICE CHAIR SANFORD: So the Procurement  
24 Committee did do a review with the bid sheets, and  
25 our recommendation to the Board would be

1 Springfield --

2 EXECUTIVE DIRECTOR RECKO: Springsted.

3 VICE CHAIR SANFORD: -- Springsted.

4 Excuse me.

5 EXECUTIVE DIRECTOR RECKO: By the way,  
6 it just happens that I have personally worked with  
7 this company before, and it is just a pure  
8 coincidence. They actually did a study for me in  
9 the past, and they were highly professional.

10 COMMISSIONER ROSS: Director, how  
11 long -- how long did it take?

12 EXECUTIVE DIRECTOR RECKO: By the time  
13 you are done, it is about a six-month process  
14 because they come here. They actually come here  
15 physically and interview our staff members. What do  
16 you do, what is your job, what are you duties.

17 Make sure we are caught up current on  
18 all of that.

19 Then after that, there is a follow-up  
20 process by phone or by skype with folks to make sure  
21 that the job descriptions are right.

22 There is a review process done by the  
23 management staff. So by the time you are done, and  
24 then they do the survey of the area, so by the time  
25 you are done, you are four to six months out.

1 COMMISSIONER ROSS: Once the study is  
2 done and everything, what is the next step after  
3 that?

4 Is there a meeting between you and the  
5 Commissioners or you and the staff?

6 EXECUTIVE DIRECTOR RECKO: Well, all of  
7 the above.

8 COMMISSIONER ROSS: Okay.

9 EXECUTIVE DIRECTOR RECKO: Yes, all of  
10 the above. You know, we would certainly come back,  
11 and we would be sharing that report with the  
12 Commissioners. Depending on where we are, you know,  
13 it would be depending on our conversation, and it is  
14 also shared completely with staff.

15 I mean, I think that is a key element  
16 is to go back to staff and share it and talk about  
17 where everybody is and start making some progress  
18 for the future.

19 COMMISSIONER ROSS: So they will meet  
20 individually with every staff member?

21 EXECUTIVE DIRECTOR RECKO: Correct.

22 COMMISSIONER ROSS: Including you?

23 EXECUTIVE DIRECTOR RECKO: Yes.

24 Although I probably will not -- traditionally, the  
25 Executive Director's position is not part of the



1 actual study because I am under a contract basis,  
2 but they meet with me while we are here intensively,  
3 yes.

4 COMMISSIONER ROSS: Okay.

5 CHAIRWOMAN WEFER: Any other questions  
6 or comments on this resolution?

7 Okay. I think we are ready for the  
8 vote.

9 EXECUTIVE DIRECTOR RECKO: H. Forman?

10 COMMISSIONER FORMAN: Yes.

11 EXECUTIVE DIRECTOR RECKO: D. Dening?

12 COMMISSIONER DENING: Yes.

13 EXECUTIVE DIRECTOR RECKO: D. Mello?

14 COMMISSIONER MELLO: Yes.

15 EXECUTIVE DIRECTOR RECKO: L. Ross?

16 COMMISSIONER ROSS: Yes.

17 EXECUTIVE DIRECTOR RECKO: J. Sanford?

18 VICE CHAIR SANFORD: Yes.

19 EXECUTIVE DIRECTOR RECKO: D. Wefer?

20 CHAIRWOMAN WEFER: Yes.

21 the next resolution before us tonight  
22 is Resolution 2016-07.13. This is a resolution of  
23 the Housing Authority of the City of Hoboken to  
24 increase the amount of the contract for camera  
25 upgrades and system maintenance support.

1 that within the next 30 days, we will be able to  
2 close out the contract.

3 CHAIRWOMAN WEFER: When do we expect  
4 the cameras to go --

5 EXECUTIVE DIRECTOR RECKO: They will be  
6 coming in over the next month with training our  
7 staff. They will be coming in and doing training  
8 sessions with us.

9 We have already got the initial  
10 pictures from them. The initial feeds are already  
11 in. We haven't knocked out every single one, but  
12 the initial feeds are coming in, and I got to tell  
13 you, what a difference, what a difference. They are  
14 clear as day.

15 We have already looked at them on some  
16 cases, where we had to take a look at them, and we  
17 are incredibly pleased with what we are seeing out  
18 there.

19 So we have a little bit of training to  
20 do, and once that's done, once the training is done,  
21 we will be lit up across the entire organization, so  
22 I think within 30 days, we will be up and running  
23 across the board.

24 Is that fair, Emil? I just want to  
25 make sure.

1 Is there a motion?

2 COMMISSIONER FORMAN: I'll make the  
3 motion.

4 CHAIRWOMAN WEFER: Is there a second?

5 COMMISSIONER DENING: I'll second.

6 CHAIRWOMAN WEFER: Are there questions  
7 or comments on this resolution?

8 Director, can you give us some  
9 background on this?

10 EXECUTIVE DIRECTOR RECKO: As you know,  
11 we have been working on a camera upgrade contract  
12 for quite a while. It's been in place, and we are  
13 in the very, very end short roads of this contract.

14 Essentially what we have here are just  
15 some cleanup items. We found some of the mounts  
16 needed to be extended.

17 We found that we wanted to put some  
18 swing mounts that we requested up on the parapets,  
19 so we would be able to reposition the cameras and  
20 relocate a couple of cameras as we went along.

21 And after we got through the entire  
22 contract, we are just ready to make what I believe  
23 is fairly minor changes to just clean up the end of  
24 the contract.

25 Once these are done, we would expect

1 MR. KOTHERITHARA: Yes. We're about 95  
2 percent --

3 EXECUTIVE DIRECTOR RECKO: And I  
4 already --

5 MR. KOTHERITHARA: -- I think that  
6 there might be some items, we are not going to close  
7 out the retainage until September, but probably once  
8 the change orders are approved, and the contract  
9 will be completed at the end of the month.

10 COMMISSIONER DENING: All right.

11 So, Director, at this point, I think we  
12 will start to have a lot of insight on who is  
13 propping the doors and increasing the security in  
14 our buildings and able to actually provide the  
15 Hoboken Police Department with a high quality  
16 footage, if there is a crime committed on the  
17 campus.

18 EXECUTIVE DIRECTOR RECKO: I think it's  
19 going to help immensely, and I think Artie -- by the  
20 way, Artie has already participated in a little bit  
21 with the new camera.

22 Artie?

23 MR. DI VINCENT: Yes, I have in about  
24 five cases already.

25 EXECUTIVE DIRECTOR RECKO: Excellent.

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1 COMMISSIONER ROSS: Who is monitoring  
2 the cameras? Is that Artie?  
3 EXECUTIVE DIRECTOR RECKO: Yeah. Well,  
4 we do not have 24/7 monitoring.  
5 COMMISSIONER ROSS: Okay.  
6 EXECUTIVE DIRECTOR RECKO: We do not  
7 sit down and watch the cameras. We just don't have  
8 the staff for that, and there are too many cameras  
9 to watch.  
10 COMMISSIONER ROSS: Okay.  
11 EXECUTIVE DIRECTOR RECKO: The way we  
12 primarily utilize them is when we have complaints or  
13 when we have instances that happen, we are able to  
14 go back to a certain time and find that, okay?  
15 COMMISSIONER ROSS: Okay.  
16 EXECUTIVE DIRECTOR RECKO: Now, once we  
17 are done with this system, we will probably be back  
18 to you within the next year with some upgrades.  
19 We still have some areas I am  
20 interested in having some new cameras put in and  
21 some things, once we identify some funds, I think we  
22 need to expand a little bit, but I think this was a  
23 major, major improvement to where we were five  
24 months ago when we started this process.  
25 COMMISSIONER MELLO: Well, how long

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1 will the footage be archived for?  
2 EXECUTIVE DIRECTOR RECKO: I think  
3 forever.  
4 Artie?  
5 MR. DI VINCENT: 40 days.  
6 EXECUTIVE DIRECTOR RECKO: 40 days.  
7 MR. DI VINCENT: It would have been  
8 more, but we have so many cameras, and it takes up  
9 too much --  
10 COMMISSIONER MELLO: But if we ever  
11 felt a need, is there the capacity to upgrade that?  
12 I assume there is.  
13 MR. DI VINCENT: You can always save  
14 and archive whatever, and only know when it happens,  
15 we can save it and keep it in the bank as long as  
16 you need it.  
17 EXECUTIVE DIRECTOR RECKO: What we do  
18 already is if we do have a specific incident, we  
19 will archive that forever --  
20 COMMISSIONER MELLO: Sure.  
21 EXECUTIVE DIRECTOR RECKO: -- you know,  
22 but not everything on every camera all the time.  
23 COMMISSIONER FORMAN: Does the police  
24 have also access to use our cameras?  
25 EXECUTIVE DIRECTOR RECKO: We do not

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1 yet have a complete police access to it.  
2 The system now is if the police need a  
3 certain view, they know something happened, they  
4 will contact Artie, and Artie will then search the  
5 files with them.  
6 As you may know, under our memorandum  
7 of understanding that we are negotiating with the  
8 police department now, we are hoping that in the  
9 next year we will be able to get a station over at  
10 the police department that can see the same thing we  
11 do, and that would be a great thing, and we all want  
12 that --  
13 COMMISSIONER FORMAN: Yeah.  
14 EXECUTIVE DIRECTOR RECKO: -- we all  
15 want that.  
16 There are some technical issues and  
17 some money issues, but we are heading in that  
18 direction.  
19 COMMISSIONER FORMAN: North Bergen,  
20 they have one of the best systems around, the city  
21 itself and the police department, they have cameras  
22 all over. They work with the Housing Authority  
23 also.  
24 COMMISSIONER MELLO: These are both  
25 indoor and outdoor of the public areas?

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1 EXECUTIVE DIRECTOR RECKO: Yes.  
2 Are we just outdoor on these or indoor  
3 and outdoor?  
4 MR. DI VINCENT: We have maybe five  
5 percent indoor and the rest is out.  
6 Harrison Gardens has some indoor  
7 cameras. There are some facilities that have  
8 outdoor cameras, and the senior buildings are indoor  
9 as well.  
10 COMMISSIONER FORMAN: That's good. We  
11 are moving in the right direction.  
12 CHAIRWOMAN WEFER: I have three  
13 questions.  
14 The first is: How many cameras are in  
15 the courtyard, and where are they located?  
16 Are they out of the reach where they  
17 can be vandalized?  
18 I guess that is a two-part single  
19 question.  
20 Then the next question I have is  
21 whether -- I don't know if it falls within the  
22 Director or the Board, but I was thinking today when  
23 I was walking through there, that if we had signs,  
24 something like "Smile, you're on camera," if that  
25 itself would service the turn.

1 I know when I went to school, we had,  
2 you know, signs like that all over the campus, and I  
3 suspect it probably is a deterrent of some sort,  
4 maybe putting up signs would be helpful.

5 EXECUTIVE DIRECTOR RECKO: I love that  
6 idea.

7 Do you want to address the cameras in  
8 the courtyard, how many cameras are in the  
9 courtyard?

10 MR. DI VINCENT: We have cameras facing  
11 each front door in the courtyard, and there is one  
12 inside the 320 Jackson Avenue, so that is five  
13 inside of the courtyard, and all back doors have  
14 cameras as well.

15 CHAIRWOMAN WEFER: Five in the  
16 courtyard?

17 MR. DI VINCENT: Five.

18 CHAIRWOMAN WEFER: And then all the  
19 back doors?

20 MR. DI VINCENT: Five outside --

21 CHAIRWOMAN WEFER: Five outside.

22 MR. DI VINCENT: -- and four inside of  
23 the doorways going in, and at the back end by  
24 Harrison Gardens, there are two cameras facing both  
25 playgrounds and at the back doors, so there's four

1 in the back.

2 CHAIRWOMAN WEFER: Were there that many  
3 cameras before?

4 MR. DI VINCENT: No.

5 CHAIRWOMAN WEFER: How many have the  
6 new cameras been increased by that?

7 MR. DI VINCENT: How many have we  
8 increased?

9 CHAIRWOMAN WEFER: Yeah.

10 MR. DI VINCENT: We went from a mere 50  
11 to 90-something.

12 CHAIRWOMAN WEFER: In that courtyard?

13 MR. DI VINCENT: Oh, in that area?

14 They are all new in the back, six.

15 CHAIRWOMAN WEFER: Six new cameras in  
16 that area?

17 MR. DI VINCENT: Yeah. You got six in  
18 the back, and you got two new ones inside the  
19 courtyard.

20 CHAIRWOMAN WEFER: And if somebody  
21 wanted to break those cameras, how easy or difficult  
22 would they find that?

23 MR. DI VINCENT: They would first be  
24 seen breaking it. They are very high up, and  
25 they're very durable. Before they used to be

1 sticking out like that camera on the wall is  
2 sticking out, but we don't use those any more  
3 because they can pull them down with brooms and  
4 stuff.

5 Right now the ones that are up are on  
6 the wall, but just the lens is on the wall. It  
7 can't be moved.

8 CHAIRWOMAN WEFER: Excellent.

9 COMMISSIONER MELLO: Are they insured  
10 in any way?

11 MR. DI VINCENT: We have insurance from  
12 the Housing Authority.

13 COMMISSIONER MELLO: The provider  
14 doesn't insure them?

15 MR. DI VINCENT: They are under  
16 warranty.

17 COMMISSIONER MELLO: They're under  
18 warranty, but does the warranty include vandalism?

19 EXECUTIVE DIRECTOR RECKO: I wouldn't  
20 think it does. I wouldn't think it does. I don't  
21 think --

22 MR. DI VINCENT: I think if you got  
23 damaged at one time, it would be over the  
24 thousand-dollar threshold that they would pay us  
25 out, but no.

1 COMMISSIONER MELLO: I'm just saying  
2 even when I used to buy a Club for my Civic back in  
3 the day, it had a warranty if it was broken into. I  
4 think the camera might come with a warranty or if it  
5 gets vandalized and it can't be used, that there's  
6 some sort of --

7 MR. DI VINCENT: I think if it's a  
8 malfunction on the camera after it was installed,  
9 then it would be warrantied.

10 But if somebody vandalized it, we would  
11 have to go after that perpetrator to get the money  
12 to replace it.

13 EXECUTIVE DIRECTOR RECKO:  
14 Unfortunately, there always seems to be a way to  
15 vandalize it.

16 COMMISSIONER MELLO: Sure, that's why.

17 CHAIRWOMAN WEFER: Any other questions  
18 or comments on this resolution?

19 COMMISSIONER ROSS: I just want to be  
20 able to make sure that these cameras that we have,  
21 that they are going to be viewed.

22 I mean, I think this is what happened  
23 before is that you have them, and nobody is looking  
24 at them. It's just like, you know, I have a pair of  
25 shoes three years ago, and I never wore them again.

1 I mean, what is the sense of having the  
2 cameras, if nobody is going to pay any attention to  
3 them?

4 EXECUTIVE DIRECTOR RECKO: Well, I  
5 think there is a lot of uses for them. Again, you  
6 know, we can hire six people to watch them, but that  
7 is really just not possible under our budget. You  
8 know, it's just not possible.

9 When the managers get a report that  
10 somebody is coming into the building at night, we  
11 are going to be able to go back to last night's  
12 video and see it.

13 When the residents call in to say this  
14 happened outside of my unit last night, we are going  
15 to have the ability to go back.

16 If they come in and say it happened  
17 about ten o'clock, to go back and go through that,  
18 so there is a lot of uses for it, along with the  
19 police, so there is a lot of uses. There are things  
20 we can do with them.

21 But unfortunately, 24/7 monitoring is  
22 virtually impossible. If we get tipped off, and we  
23 work with the police on this, if we get tipped off  
24 that something might be happening in a certain area,  
25 then we sit down and watch.

1 You know, something is going to happen  
2 at seven o'clock tomorrow night, we make sure we are  
3 there to take a look.

4 We have used it with the police to say  
5 that that guy is heading over in that direction. We  
6 know that is a problem. Let's go take a look at the  
7 cameras over there, or go out and intercept from  
8 that area, so there is a lot of uses there on those.

9 I think what the concept of folks  
10 coming into the buildings, sleeping in the hallway,  
11 I think it's going to be very useful for those  
12 purposes.

13 COMMISSIONER ROSS: And also, I have  
14 been hearing a lot of complaints about these pit  
15 bulls --

16 EXECUTIVE DIRECTOR RECKO: Yes.

17 COMMISSIONER ROSS: -- and a lot of  
18 them are, you know, that definitely needs to --

19 THE AUDIENCE: Get rid of them.

20 (Laughter)

21 EXECUTIVE DIRECTOR RECKO: It is  
22 definitely going to help us know in those respects,  
23 and I think -- I don't think there is any doubt that  
24 we need to increase our enforcement on our pet  
25 policy. We need to do that.

1 CHAIRWOMAN WEFER: You know,  
2 Commissioner Ross made me think of one more  
3 question.

4 I don't know if this is possible, but  
5 is there a way that let's say we know there is a  
6 problem apartment in one of the buildings. Is there  
7 a way for us to know by watching the camera, to know  
8 what floor they go to?

9 EXECUTIVE DIRECTOR RECKO: Overall, no.  
10 Overall, no.

11 One of the next phases that we would  
12 like to see, and Mr. DiVincent, Arthur and I have  
13 talked about it quite a bit, put cameras in all of  
14 the elevators with floor demarcations that are  
15 painted on the side of the wall, so we can see where  
16 people get off as well, and we would like to see  
17 that in the second phase.

18 MS. REYES: There are cameras at 311  
19 Harrison's elevator, and those are not working.

20 EXECUTIVE DIRECTOR RECKO: And they are  
21 not working well, and they need to be addressed in a  
22 separate phase.

23 MS. REYES: Well, they put a sticker  
24 over it.

25 EXECUTIVE DIRECTOR RECKO: And then

1 they put a sticker over it.

2 Want to talk about those elevators?

3 MR. DI VINCENT: The elevator cameras  
4 are vandalized quite often. They are running them  
5 with cigarette lighters. They're spray painting  
6 them black, and they are even going as far as  
7 cutting wires, and they cut wires, and that it's  
8 difficult in the second stage, you know, a wireless  
9 system for those elevators, and then we'll mark all  
10 the markers for each floor, so we can identify when  
11 someone is actually stopping at a certain floor and  
12 getting out, so we can minimize the location of  
13 where they're going to.

14 THE AUDIENCE: Can you speak a little  
15 louder?

16 MR. DI VINCENT: It won't be actually  
17 in the hallways because we have a camera --

18 CHAIRWOMAN WEFER: So what Mr.  
19 DiVincent, who is our Risk -- Director of Risk  
20 Management, he was just sharing that -- oh, I'm  
21 sorry. Actually, Director, I'm going to let you do  
22 that.

23 EXECUTIVE DIRECTOR RECKO: Oh, okay.

24 Yes. He was just sharing that we  
25 agree, you know, we want to come with a second phase

1 this coming year on the cameras, and we are  
2 frustrated that we can't see inside of all of the  
3 elevators.

4 The system we need is a good wireless  
5 camera system that's specifically for the elevators  
6 because they're in there, they cut the wires, and  
7 they put the stickers over it. We are having  
8 enforcement problems on that, so we hope to see that  
9 coming this year.

10 MR. DI VINCENT: I would like to add,  
11 we have 20 elevators, so we need to put them in  
12 every elevator.

13 CHAIRWOMAN WEFER: He was just saying  
14 also that there is 20 elevators, and the goal is to  
15 get them into every elevator.

16 I know tonight we have had a lot of  
17 technical problems with the microphones, and this  
18 has been an ongoing issue here for years, so maybe  
19 we can figure out how to get working microphones,  
20 and the staff table could use one as well.

21 EXECUTIVE DIRECTOR RECKO: We will work  
22 on that.

23 CHAIRWOMAN WEFER: Thank you.

24 COMMISSIONER MELLO: What is the --  
25 Madam Chairwoman, what is the pet policy currently?

1 EXECUTIVE DIRECTOR RECKO: Libia, do  
2 you want to talk a little bit more about the pet  
3 policy?

4 CHAIRWOMAN WEFER: Libia, would you  
5 mind taking the microphone, so that we can hear --

6 EXECUTIVE DIRECTOR RECKO: Come on up.

7 MS. DE LA CRUZ-HOLDER: Our pet policy  
8 right now is a hundred dollars per pet or a cat, and  
9 once it passes away, the money gets returned to the  
10 resident.

11 MS. REYES: It's a hundred dollars  
12 every month?

13 MS. DE LA CRUZ-HOLDER: No, no, no.  
14 It's a one-time fee of a hundred dollars, and then  
15 the money gets returned to the resident.

16 MS. BRAXTON: It is not only a hundred  
17 dollars for the pet -- I mean, for the dog. If you  
18 have a fish tank, it is \$25. If you have a bird  
19 cage, it's \$25.

20 If you have an exotic -- like an iguana  
21 or something like that, you have to have a permit  
22 and a \$25 fee.

23 MS. DE LA CRUZ-HOLDER: I understand  
24 that.

25 I do understand also that not everybody

1 that has an iguana is going to go to the office and  
2 be like, I want to pay \$25 --

3 COMMISSIONER MELLO: My inquiry was  
4 really just wondering are pit bulls allowed or --

5 MS. DE LA CRUZ-HOLDER: No. Pit bulls  
6 are not allowed.

7 (Audience talking at once)

8 CHAIRWOMAN WEFER: Wait. Hold on.  
9 There are too many people talking. Let's let  
10 Commissioner Mello --

11 COMMISSIONER MELLO: We have certain  
12 types of pets that are not allowed?

13 MS. DE LA CRUZ-HOLDER: If I am not  
14 mistaken, it's any animal under -- they have to be  
15 under 50 pounds.

16 COMMISSIONER MELLO: Okay.

17 MS. BRAXTON: Unless it's grandfathered  
18 in.

19 CHAIRWOMAN WEFER: All right. We can't  
20 have the back and forth. There's too many people  
21 talking.

22 Commissioner Mello posed a question.

23 COMMISSIONER MELLO: I was just curious  
24 as to what our remedy would be if we saw somebody  
25 with a pit bull.

1 MS. DE LA CRUZ-HOLDER: Pit bulls are  
2 not allowed and any animal over --

3 COMMISSIONER MELLO: It's a violation  
4 of their lease?

5 MS. DE LA CRUZ-HOLDER: Yes, it is.

6 COMMISSIONER MELLO: Okay.

7 CHAIRWOMAN WEFER: Thank you.

8 EXECUTIVE DIRECTOR RECKO: And I wanted  
9 to follow up on that.

10 I definitely want to get the staff to  
11 spend some time on this issue. We need to solve  
12 this issue. We got issues out there, you know, that  
13 are absolutely frightening.

14 We have got people coming in with  
15 certifications from the vet that say they don't have  
16 a pit bull. It is a different type of breed --

17 MS. REYES: American bull dogs.

18 EXECUTIVE DIRECTOR RECKO: -- right,  
19 and we have got more specific --

20 COMMISSIONER MELLO: But if it's the  
21 weight, that should be a --

22 EXECUTIVE DIRECTOR RECKO: -- we got to  
23 be enforcing that.

24 We also need the residents' help on  
25 telling on people, you know, they have to --

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1 UNIDENTIFIED VOICE: That's your job.  
 2 CHAIRWOMAN WEFER: All right.  
 3 EXECUTIVE DIRECTOR RECKO: Well, we  
 4 try. We try. We really try, but we need  
 5 information. We need information.  
 6 (Audience talking at once)  
 7 MS. MARKEY: Excuse me. I asked a  
 8 question --  
 9 CHAIRWOMAN WEFER: Okay. We can't have  
 10 the back and forth between the audience and the  
 11 Chair and the staff --  
 12 MS. MARKEY: -- listen, the office with  
 13 dogs, and I can't get that information --  
 14 CHAIRWOMAN WEFER: Okay.  
 15 MS. MARKEY: -- there are new tenants  
 16 who come in. We don't know if they have a permit  
 17 for the dog.  
 18 CHAIRWOMAN WEFER: Okay. Well, that  
 19 is something that we will be looking at.  
 20 We did get a little derailed, so let's  
 21 get back to the resolution at hand, which to remind  
 22 everybody, is the resolution concerning the camera  
 23 upgrades.  
 24 (Laughter)  
 25 COMMISSIONER MELLO: The reason I even

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1 asked any questions was just to put it into context,  
 2 please, let's not have a discussion about it, but it  
 3 is one more thing that the cameras can help us to  
 4 enforce according to the lease terms, so...  
 5 EXECUTIVE DIRECTOR RECKO: Yes.  
 6 CHAIRWOMAN WEFER: Okay. Are there  
 7 further questions or comments on this resolution?  
 8 COMMISSIONER MELLO: No.  
 9 CHAIRWOMAN WEFER: I think we are ready  
 10 for the vote.  
 11 EXECUTIVE DIRECTOR RECKO: H. Forman?  
 12 COMMISSIONER FORMAN: Yes.  
 13 EXECUTIVE DIRECTOR RECKO: D. Dening?  
 14 COMMISSIONER DENING: Yes.  
 15 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 16 COMMISSIONER MELLO: Yes.  
 17 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 18 COMMISSIONER ROSS: Yes.  
 19 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 20 VICE CHAIR SANFORD: Yes.  
 21 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 22 CHAIRWOMAN WEFER: Yes.  
 23 Okay. Were there any subcommittee  
 24 meetings between the last meeting that the chair of  
 25 the subcommittee wishes to report on?

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1 Mr. Dening?  
 2 Can I please have quiet in the  
 3 audience?  
 4 Thank you.  
 5 COMMISSIONER DENING: Just a quick  
 6 report from the Personnel Committee.  
 7 We discussed among other things the  
 8 salary comparison study, but more importantly, we  
 9 set guidelines for the review of the Director, the  
 10 performance review of the Director, which is  
 11 something that we're actually obligated to do, and  
 12 also as part of the recovery plan. So we have set  
 13 those, and our legal counsel who is responsible for  
 14 personnel has written up a form that we will use in  
 15 the coming months as the Director approaches one  
 16 year at the Housing Authority.  
 17 CHAIRWOMAN WEFER: I think this is the  
 18 first time there is actually going to be a formal  
 19 review of an Executive Director. I don't know of  
 20 anyone who will be working on this in the coming  
 21 months.  
 22 Were there any other subcommittees that  
 23 had meetings that they need to report?  
 24 Okay.  
 25 MR. HAROLD FITZPATRICK: Madam Chair,

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1 if I may --  
 2 CHAIRWOMAN WEFER: Counsel?  
 3 MR. HAROLD FITZPATRICK: -- under new  
 4 business, I took a look at the schedule of meetings,  
 5 and although people think in terms of four-week  
 6 cycles, it is actually a 13-week cycle over three  
 7 months, and it turns out that the September meeting  
 8 is two days after Labor Day.  
 9 Now, that is what the bylaws provide  
 10 unless the Board decides to change the date. And  
 11 the staff and I scramble like crazy to get ready,  
 12 and I guarantee you getting ready right after Labor  
 13 Day is going to make that meeting very difficult.  
 14 I recommended to the Chair and to the  
 15 Executive Director that the Board considers, subject  
 16 to everybody's schedules, the possibility of moving  
 17 the meeting from the 8th to the 15th, one week  
 18 later.  
 19 And if you have an idea that that might  
 20 work, my recommendation would be at the August  
 21 meeting that we adopt a resolution amending the  
 22 annual meeting notice to change the meeting and then  
 23 publish that before September.  
 24 I am not asking for any kind of  
 25 commitment right now, but I am bringing it up, so

1 that you could consider it.

2 COMMISSIONER MELLO: I would actually  
3 make a motion to move that. It is one of those  
4 awful months, where the second Thursday is right  
5 after the first Wednesday, which causes me a lot of  
6 agita with the City Council --

7 MR. HAROLD FITZPATRICK: Labor Day in  
8 many respects is the worst period --

9 COMMISSIONER MELLO: I am making the  
10 motion.

11 VICE CHAIR SANFORD: I second the  
12 motion.

13 CHAIRWOMAN WEFER: Can we do an all in  
14 favor?

15 MR. HAROLD FITZPATRICK: Yes, we can do  
16 an all in favor, absolutely.

17 CHAIRWOMAN WEFER: All in favor?  
18 (All Board members answered in the  
19 affirmative)

20 MR. HAROLD FITZPATRICK: And I will put  
21 together a notice to reflect that, and I will make  
22 it available in the package before the August  
23 meeting.

24 COMMISSIONER MELLO: So we are moving  
25 it to September 15th?

1 MR. HAROLD FITZPATRICK: Yes. The same  
2 time, the same place, the same circumstances, from  
3 the 8th to the 15th, and we will put out a notice on  
4 that.

5 CHAIRWOMAN WEFER: Okay. So just to  
6 everyone in the audience in case that wasn't clear,  
7 we will be meeting September 15th instead of  
8 September 8th, so --

9 EXECUTIVE DIRECTOR RECKO: I got one  
10 other thing on possibly new business.

11 CHAIRWOMAN WEFER: Yes.

12 EXECUTIVE DIRECTOR RECKO: Thank you,  
13 Madam Chairwoman.

14 I was going to bring this up as I get  
15 into my report, but this may be the time. This is  
16 the first time I have brought up something like  
17 this.

18 I had a number of conversations with  
19 the Resident Advisory Board members and some of the  
20 residents on some special events that go on at the  
21 Housing Authority every summer.

22 There are a couple trips that go on  
23 during the summer, and they have been going on for a  
24 while, and I have been having kind of a hard time  
25 getting an exact proposal on exactly how much these

1 are going to cost, and how much -- there are some  
2 buses that we normally get for a trip, and there are  
3 a few things that we do.

4 I thought going into August, which is  
5 usually when they happen, that I would like the  
6 Board to give me authorization to participate for  
7 the Housing Authority to do their part with these  
8 trips that go on.

9 I think actually, Ms. Ross, there was  
10 one that you were involved with at some point with a  
11 proposal a while ago, and then there was one that I  
12 thought I saw some emails that came from you.

13 COMMISSIONER ROSS: I probably like  
14 suggested it.

15 EXECUTIVE DIRECTOR RECKO: Yes,  
16 suggestions, okay.

17 COMMISSIONER ROSS: It never got done,  
18 but okay.

19 (Laughter)

20 EXECUTIVE DIRECTOR RECKO: Okay.

21 And I know there was another one that  
22 was brought up at the Resident Advisory Board that  
23 happens every year, and our discussion was that in  
24 prior years the Housing Authority would help to rent  
25 the buses and sponsor this particular trip, and that

1 it was about a \$6000 issue for the trip, and I would  
2 like to be able to have the ability, as I work with  
3 the Resident Advisory Board and the residents over  
4 the next month because by the time we meet again, it  
5 is going to be August, and I would like the Board's  
6 approval to go ahead and take some of our budget and  
7 set it aside for these resident activities for the  
8 children in August.

9 CHAIRWOMAN WEFER: Director, for what  
10 amount are you looking for authorization?

11 EXECUTIVE DIRECTOR RECKO: Up to \$6000.

12 CHAIRWOMAN WEFER: Okay.

13 Is there a motion to authorize the  
14 Director?

15 COMMISSIONER MELLO: Do we have to make  
16 a motion, or I'll make a motion, but what assurances  
17 do we have that it is strictly going to be for the  
18 benefit of the residents?

19 EXECUTIVE DIRECTOR RECKO: I will work  
20 with them closely hand in hand. It's something  
21 that's been done in prior years, and it's done well,  
22 and we would have sign-ups. We would know -- we  
23 would be checking them against the rent rolls as the  
24 kids come in.

25 Traditionally, we pay for the kids, and

1 then the parents pay for themselves, as I understand  
2 it, and so we got some good people that have run it  
3 for a number of years now, and we will be directly  
4 involved with them.

5 COMMISSIONER FORMAN: I will make the  
6 motion.

7 COMMISSIONER MELLO: I'll second it.

8 CHAIRWOMAN WEFER: Commissioner Forman  
9 motioned, and Commissioner Mello seconded.

10 Are there any questions or comments on  
11 this?

12 Okay. Let's do a roll call.

13 EXECUTIVE DIRECTOR RECKO: H. Forman?

14 COMMISSIONER FORMAN: Yes.

15 EXECUTIVE DIRECTOR RECKO: D. Dening?

16 COMMISSIONER DENING: Yes.

17 EXECUTIVE DIRECTOR RECKO: D. Mello?

18 COMMISSIONER MELLO: Yes.

19 EXECUTIVE DIRECTOR RECKO: L. Ross?

20 COMMISSIONER ROSS: Yes.

21 EXECUTIVE DIRECTOR RECKO: J. Sanford?

22 VICE CHAIR SANFORD: Yes.

23 EXECUTIVE DIRECTOR RECKO: D. Wefer?

24 CHAIRWOMAN WEFER: Yes.

25 Is there any new business from any of

1 the Commissioners?

2 Okay. We are going to move into the  
3 Executive Director's report.

4 EXECUTIVE DIRECTOR RECKO: Okay. Thank  
5 you.

6 To start off my report, just to follow  
7 up on some capital improvement discussion we had,  
8 we've got like three major, as I said before, three  
9 major tools in our tool belt for public Housing  
10 Authorities at this point and for us at this point,  
11 and one is an energy savings program project of some  
12 type. Another is the New Jersey Housing Finance  
13 Mortgage Association dollars, and the third is a RAD  
14 project over time.

15 One of the major ways we can raise  
16 capital and save money is through an energy savings  
17 program. Our organization wastes a lot of money in  
18 energy, and I have participated in three previous in  
19 my career, and I would like to get the Hoboken  
20 Housing Authority started in that direction.

21 What I am going to be doing with you  
22 over the next two meetings is getting educational  
23 sessions with you, so we can really understand what  
24 an energy savings program means.

25 One of the ways you can do an energy

1 sayings program is through what they call an energy  
2 savings contract, and that is one path toward an  
3 energy savings program.

4 And through an energy savings contract,  
5 you team up with another organization, like  
6 Honeywell or Seaman's, or there are a number of  
7 different organizations out there that you bring on  
8 as partners, and you do an energy study, an  
9 investment grade energy study. You partner with  
10 them, and they come in and work with you to find how  
11 you could save that money. The equipment is put in.

12 In the long run, it is essentially free  
13 to the Housing Authority because it is paid for by  
14 your energy savings, okay?

15 When I see a leaking faucet in that  
16 bathroom in there, I don't think of water, I think  
17 of money, okay, and we are wasting it.

18 So what we are doing today is I have  
19 invited the Honeywell Corporation representatives to  
20 come today and give us our first educational session  
21 on what an energy savings contract means to a  
22 Housing Authority, and these fine gentlemen are  
23 going to take about 15 to 20 minutes of our time  
24 tonight and do a little teaching to us, as they turn  
25 on their slide show for the beautification day.

1 And after they are done, I will return  
2 back to my normal presentation, but as they get the  
3 slide show up, we tried to get it in a spot, where  
4 just some of the Commissioners had to turn, but so  
5 everybody could see it. I would like to when they  
6 get that up and running --

7 CHAIRWOMAN WEFER: I am going to ask if  
8 you could keep it on the shorter end, please.

9 MR. KENNEY: Yes.

10 EXECUTIVE DIRECTOR RECKO: I would like  
11 to introduce Mr. David Hohns and Mr. Chris Kenney  
12 from the Honeywell Corporation.

13 Gentlemen, the floor is yours.

14 MR. HOHNS: Thank you.

15 And we are going to skip some slides.  
16 I have several in here. I have handouts I will  
17 leave behind.

18 My name is Dave Hohns from Honeywell,  
19 and this is Chris Kenney from Honeywell, and we  
20 appreciate the time.

21 EXECUTIVE DIRECTOR RECKO: It looks  
22 like we should have had more practice.

23 COMMISSIONER MELLO: Why don't we do  
24 the full screen mode?

25 Full screen mode, there you go.



1 MR. HOHNS: All right.

2 We wanted to talk about some of the  
3 pressures that Housing Authorities have had.

4 An overview of performance contracting,  
5 what it is, the benefits to your Housing Authority  
6 potentially.

7 The assessment that Honeywell did back  
8 in 2011, we want to talk about that and give you  
9 some data on that, an overview of Honeywell and some  
10 of the people we worked for or worked with, and then  
11 let's talk about HUD's program and how it works, and  
12 the packet, if you decide to move forward.

13 Some of the objectives today, what are  
14 the pressures that Housing Authorities face today in  
15 the environment when it comes to dollars, and I  
16 think some of that was mentioned tonight as far as  
17 the lack of funding that you get from HUD.

18 We will talk about EPC with HUD and how  
19 it works, the time line, and then, you know, the  
20 process, and the Board's support needed, should you  
21 decide to go forward.

22 Chris and I have spent a lot of time  
23 talking to Housing Authorities across the country,  
24 and when we talk to those Housing Authorities, here  
25 are really some of the things that we see and hear

1 from them when it talks to pressures that they are  
2 under.

3 You know, the flat or decreased levels  
4 of HUD funding, capital fund reductions, rising  
5 utility rates, particularly water. You know, water  
6 is one that continues to rise.

7 Capital needs, you know, this is a  
8 number that comes from HUD over \$20 billion worth of  
9 capital needs in Housing Authorities across the  
10 country. Deferred maintenance issues, I think that  
11 it was mentioned, and boiler problems that you have  
12 had in the past. Those are some of the things, the  
13 deferred maintenance that we see and HUD sees, and  
14 then the uncertainty of the future of budgets.

15 What is an energy performance  
16 contracting?

17 You know, this is one of those acronyms  
18 that you see all of the time, EPC. HUD's EPC  
19 program is really a contracting tool to allow  
20 Housing Authorities to pay for improvements,  
21 upgrades, renovations, repairs. There is training,  
22 and it all has to be done where the savings Marc  
23 mentioned, the savings pays for that program. It's  
24 got to have a guaranteed portion of it. All right?

25 These savings are guaranteed. It

1 creates capital dollars within your five-year plan,  
2 all right, and it is an approved method by HUD.

3 So HUD underwrites the program. There  
4 is a HUD energy center in Buffalo, and there is a  
5 gentleman, Tony Miscercolo, who is one of the  
6 primary folks up there that approves these  
7 contracts, so they have an energy center that works  
8 with Housing Authorities and the partner that you  
9 may choose to develop this program and approve it.

10 This is just a graphic that shows how  
11 this really works.

12 On the left you will see energy and  
13 operating and maintenance dollars, okay? So that is  
14 what you are spending currently.

15 When you get into the program, it says  
16 during the program, the middle one, you see that you  
17 lower your operating costs, and you're saving  
18 energy, okay, because the work that's going to be  
19 done will save energy, and we will get to show you  
20 the types of improvements that could be made in  
21 order to do that.

22 And then after the program, you lowered  
23 those, but your savings continue, and what this does  
24 is it creates a positive cash flow for the Housing  
25 Authority, okay?

1 Again, this is a program where there is  
2 no upfront capital dollars that's required. It is a  
3 HUD program, and it has guaranteed savings.

4 Now, this is a process, and what we  
5 wanted to do was just show you HUD's performance  
6 contracting process, okay?

7 So this is their data, the process that  
8 Housing Authorities go through.

9 The first step, and you can see that it  
10 is checked there on the left, is there is a lot of  
11 these presentations that are done. It is a  
12 communication and an educational process to  
13 introduce the program and how it works, okay?

14 What would happen then is the Housing  
15 Authority, should it decide to go through the  
16 process, typically forms an internal team within the  
17 Housing Authority.

18 If they decide, if the Board should  
19 decide to go forward with the program, there is a  
20 request for proposal process that you go through, so  
21 that RFP document has to be approved by the Board  
22 and by HUD, okay?

23 So on HUD's website, there is a  
24 standard template, request for proposal template,  
25 that's used, okay? It doesn't come from Honeywell

1 or any of our competitors. It is HUD.  
2 So that RFP would be issued. You would  
3 have folks come in, look at your housing stock, look  
4 at your utilities, and figure out the best ways to  
5 save energy.

6 They would provide proposals back to  
7 the Housing Authority based on that request for  
8 proposal. You all would evaluate it, okay?

9 Typically you would have these  
10 companies come in, and they would do a presentation,  
11 and you could have the information.

12 Then you would select a partner. Once  
13 you select that partner, they are going to do what  
14 we call an investment grade audit, and that is where  
15 all of the heavy lifting is done, because the  
16 information in the preliminary is more of a high  
17 level.

18 Once you select your partner, they are  
19 going to come in, and they are going to put together  
20 a program that meets all the criteria that HUD  
21 specified, the guaranteed energy savings, and give  
22 you the total scope of work that's going to be done  
23 at each site, and what that work is, okay?

24 Then you go and you finalize the  
25 contract, and again, it is Board approval and HUD

1 approval. That Buffalo energy center that I  
2 mentioned earlier gets involved, and they're going  
3 to approve it.

4 Then you go ahead and you start the  
5 work, okay, a high level look at the process and  
6 what is done.

7 MR. KENNEY: These are -- this is a  
8 pretty detailed chart with a lot of words on it, but  
9 what we will try to do is keep this at a high level,  
10 but the main take-away is the energy performance  
11 contract or an EPC is a HUD underwritten program and  
12 a HUD approved program that has been around for  
13 quite some time. It is a tool that you have in your  
14 tool box to address capital needs energy,  
15 conservation needs, and HUD gives you a means to  
16 fund it or a subsidy.

17 The entire project must be paid by a  
18 hundred percent -- must be a hundred percent paid by  
19 energy. I know Mr. Katchen up here was talking  
20 about some operational issues and whatnot. There  
21 will be some operational savings that will be  
22 significant to you guys.

23 What HUD allows -- or HUD only allows  
24 is an energy portion of our work to fund it. So the  
25 cash flow and all of the capital projects that this

1 will be able to fund comes strictly from energy.

2 The O & M savings are a wonderful,  
3 wonderful kind of a benefit to you.

4 The four incentives that enable any PHA  
5 to participate in an EPC are public frozen base  
6 incentive, the add-on incentive, tenant paid  
7 allowances for those that have resident paid  
8 utilities, which almost all of you do, and then a  
9 fourth one called a rate reduction incentive.

10 We didn't go through a major  
11 introduction, but one of my jobs at Honeywell is to  
12 interact with HUD and the Housing Authorities to  
13 make sure we are compliant with any HUD regulation.

14 So there is some great detail, and  
15 there's sophistication to all of these subsidies.  
16 Every project will have probably one of these  
17 subsidies built in, and what you want to do when you  
18 move forward is work with a company that understands  
19 these, can maximize the benefit to you and help move  
20 forward.

21 HUD is very much invested in this  
22 program. I was in Washington, D.C. yesterday  
23 morning meeting with HUD to go over some of the  
24 nuances of these subsidies and how to better improve  
25 them and make sure that the HUD energy center, we're

1 talking about the COA, HUD Washington headquarters,  
2 and the ESCO community, Energy Services Community,  
3 understands everything going on.

4 The Deputy Assistant Director or the  
5 Deputy Assistant Secretary of HUD was in that  
6 meeting, so it has a lot of HUD, and it is one of  
7 the few tools that you have in your tool bag that  
8 can address some needs with very little or no  
9 capital.

10 MR. HOHNS: As far as the benefits for  
11 an energy controlled contract, back in 2011  
12 Honeywell met with the leadership in Hoboken, and we  
13 gathered utility data, and we did a preliminary  
14 analysis and walked some of the sites, supplied  
15 information to the Board on whether or not there was  
16 a program that might be viable, okay?

17 And we are going to get into that in  
18 just a second, but it is all about improving the  
19 quality of the living environment. We want to make  
20 sure the heating and cooling are operating when they  
21 should be operating, and at the same time saving  
22 money. We want to go ahead and get rid of the older  
23 and inefficient equipment, okay?

24 It also has some other benefits  
25 regarding Section 3 implementation, okay? Resident

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1 training programs, that kind of thing.  
 2 Back again in 2011, we provided some  
 3 information, so we pulled some data. At that time  
 4 what the utility spent was about 4.7 million per  
 5 year. And at the time we looked at it, as you can  
 6 see, approximately \$1.2 million a year for this  
 7 program, all right?  
 8 And, again, on capital needs, again,  
 9 there is three maintenance incentives as part of the  
 10 program in working with the utilities. There's  
 11 utilities out there that have programs for rebates,  
 12 so that would be incorporated into the program as  
 13 well. Those go directly to the Housing Authority,  
 14 rebate incentives.  
 15 Again, the program -- money for the  
 16 program is currently in your budget, okay? That is  
 17 how you pay for it is through your current existing  
 18 dollars.  
 19 Oh, potential for renewable, and we'll  
 20 talk about that, too. There is a solar component  
 21 that some Housing Authorities use. Geothermal is  
 22 another one, okay, so there is this renewable  
 23 component that has become part of these programs as  
 24 well.  
 25 This was interesting. Okay. What we

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1 did was we took a look in 2011 when we had provided  
 2 some data to the Housing Authority, the annual  
 3 energy savings was about \$1.2 million, but at the  
 4 time you can see the interest rate was about 6  
 5 percent. So you could have funded back in 2011 a  
 6 little over a \$11 million worth of work for the  
 7 Housing Authority improvements, capital  
 8 improvements.  
 9 What is interesting is and really the  
 10 one benefit to the Housing Authority by not moving  
 11 forward back then is the interest rates now are  
 12 really at an all time low, okay?  
 13 We talked to the financial community to  
 14 find out right around three and a half percent right  
 15 now for these types of programs.  
 16 So today, you could fund \$13 million.  
 17 You could have about two and a half million dollars  
 18 more of the ability to fund dollars just based on  
 19 the interest rate.  
 20 CHAIRWOMAN WEFER: If I could just  
 21 interrupt you for a second.  
 22 Commissioners, I want to pose a  
 23 question to you.  
 24 Seeing how detailed this is now, I am  
 25 wondering if this is something that would be more

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1 beneficial for -- unless you want to continue, which  
 2 is fine -- but if we want to send it to the  
 3 landscaping -- I'm sorry -- the capital funding --  
 4 Capital Projects and Facilities Committee, we just  
 5 changed the name, just because in that context the  
 6 subcommittee would be better able to ask questions.  
 7 Do you want to take a vote on whether  
 8 we should send it to the landscaping -- to the  
 9 Facilities and Capital -- what is it -- Facilities  
 10 and Capital Planning Committee?  
 11 COMMISSIONER MELLO: Yes, motion.  
 12 CHAIRWOMAN WEFER: Is there a second?  
 13 COMMISSIONER FORMAN: Second.  
 14 COMMISSIONER DENING: Would you guys be  
 15 able to meet right after this meeting, so that --  
 16 CHAIRWOMAN WEFER: Tonight?  
 17 COMMISSIONER DENING: -- tonight,  
 18 because the gentlemen came all the way --  
 19 VICE CHAIR SANFORD: Well, let's  
 20 discuss that after the meeting.  
 21 COMMISSIONER DENING: -- for 15  
 22 minutes --  
 23 MS. WAITERS: You should be concerned  
 24 about the public like that.  
 25 CHAIRWOMAN WEFER: Let's take the vote.

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1 So the question is whether to send this  
 2 issue to the Facilities and Capital Planning  
 3 Subcommittee.  
 4 EXECUTIVE DIRECTOR RECKO: Are we  
 5 ready?  
 6 H. Forman?  
 7 COMMISSIONER FORMAN: Yes.  
 8 EXECUTIVE DIRECTOR RECKO: D. Dening?  
 9 COMMISSIONER DENING: No.  
 10 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 11 COMMISSIONER MELLO: Yes.  
 12 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 13 COMMISSIONER ROSS: Yes.  
 14 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 15 VICE CHAIR SANFORD: Yes.  
 16 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 17 CHAIRWOMAN WEFER: Yes.  
 18 Thank you for coming. It's just  
 19 because we have the public sitting here, and because  
 20 it is very in the weeds, I think it would be much  
 21 better with the three people who can -- and also we  
 22 already discussed this in that committee, so the  
 23 people that are on it are knowledgeable about it.  
 24 MR. KENNEY: Thank you.  
 25 MR. HAROLD FITZPATRICK: Madam Chair,

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1 can I make a couple of suggestions?  
2 CHAIRWOMAN WEFER: Yes.  
3 MR. HAROLD FITZPATRICK: The first one  
4 is I believe the slide presentation is available  
5 electronically, and I would suggest that we make it  
6 available to all of the Commissioners.  
7 CHAIRWOMAN WEFER: That would be great.  
8 MR. HAROLD FITZPATRICK: The second  
9 thing, and I learned a couple things tonight, which  
10 were very helpful.  
11 I would like the Authority to get a  
12 copy of that 2011 study because of the fact of the  
13 matter is that there have been tremendous  
14 transitions at the Authority since then, and it  
15 turns out that in particular the material was either  
16 lost or destroyed as a result of Sandy, so I think  
17 it would be very helpful to the Authority to get  
18 that, and we have been asking about it for quite  
19 some time, and we didn't realize you did it. We  
20 didn't realize you had it available, so we would  
21 like to get that, too.  
22 MR. KENNEY: The preliminary audit?  
23 MR. HAROLD FITZPATRICK: Yes. Whatever  
24 you provided to the Authority previously, whatever  
25 was done.

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1 And my last comment is a general one.  
2 All of the ESCO providers will emphasize their  
3 relationship with HUD.  
4 One thing I warn the Commissioners  
5 about is that there is no exemption from the New  
6 Jersey Local Public Contracts Law with respect to  
7 this process, as much as the folks in Buffalo might  
8 think there is.  
9 CHAIRWOMAN WEFER: Thank you. Okay.  
10 Thank you very much.  
11 EXECUTIVE DIRECTOR RECKO: Thank you,  
12 gentlemen, for coming.  
13 As long as our thoughts are on it, I  
14 just want to make a final comment and tie it back  
15 into what I was saying earlier, unless the Hoboken  
16 Housing Authority proceeds with some of these types  
17 of projects, we are never going to get out of the  
18 hole.  
19 As you see the numbers that they added,  
20 what I wanted them to present clearly is these are  
21 real numbers. These can really improve our  
22 properties, and I don't want you to miss the idea  
23 that when an energy savings program comes in, and we  
24 have got all new faucets, and we've got new toilets,  
25 and we got new shower heads, and we got new plumbing

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1 where we are not focusing on these leaks all of the  
2 time, your work orders start to go that way.  
3 So your operating budget expenses,  
4 we're talking about our deficit, starts to go that  
5 way. So what we're trying to do and what I am  
6 trying to do is lay that foundation with you, so you  
7 and the residents understand that we are going about  
8 this process.  
9 We need to bring these type of efforts  
10 to this organization. If we are going to be here  
11 two years from here and go, yes, we have conquered  
12 this beast, and we now have a good up-to-date modern  
13 Housing Authority that is operating at a surplus  
14 rather than a deficit.  
15 COMMISSIONER ROSS: I agree.  
16 COMMISSIONER DENING: And this does  
17 mean new faucets, new boilers, new hot water  
18 heaters, new lights --  
19 EXECUTIVE DIRECTOR RECKO: Yes, yes.  
20 That's exactly what this is pointed at.  
21 COMMISSIONER FORMAN: Solar panels --  
22 EXECUTIVE DIRECTOR RECKO: Well, that  
23 is a maybe. We will see where that goes.  
24 COMMISSIONER FORMAN: Okay.  
25 EXECUTIVE DIRECTOR RECKO: One of the

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1 biggest low hanging fruits is the term I used, and  
2 again, I have done three of these in my career, is  
3 the wasteful water and the electricity that we got,  
4 our boiler systems, the energy we are using there,  
5 we are just throwing money out the door, so we  
6 really hit those first.  
7 You know, these can also be done in  
8 more than a one phase concept. You come in and get  
9 the real low hanging fruit. You save that money  
10 rather than pay it to the energy companies. You pay  
11 for your improvements.  
12 And by the way, they have kind of  
13 alluded to this in the O & M, and I think Chris did,  
14 not only can you pay for those, but often in the end  
15 you wind up being able to have a surplus from the  
16 actual project, which gives back to your operating  
17 budget, and we need to be there. That is where we  
18 need to be if we are ever going to really solve the  
19 issues of the Hoboken Housing Authority.  
20 So, again, thank you, gentlemen, so  
21 much for coming, and we will continue this  
22 conversation.  
23 MR. HOHNS: Thank you.  
24 MR. KENNEY: Thank you.  
25 EXECUTIVE DIRECTOR RECKO: Okay. So I

1 think I still have the floor then.  
 2 With the new Commissioners, I will be  
 3 in touch with you this week to do an orientation  
 4 session. If you can come on down to the office, so  
 5 we will be in touch with you at a good time, day or  
 6 night, where you can come in. We will get you all  
 7 of the information that you need on all of your  
 8 background contacts, you know, what it means from  
 9 our standpoint to become a Commissioner. We got  
 10 some good stuff for you.

11 We do have a HUD Board training that  
 12 was proposed for Tuesday, July 19th, and we are  
 13 having trouble getting that organized for that  
 14 night, specifically having to do with putting out  
 15 our notices and Sunshine Laws and how we're going to  
 16 do that.

17 I have gotten back to HUD today and  
 18 asked them to give us a few more dates for either  
 19 Thursday or Friday of next week or into the week  
 20 after, so we will be back with you as we find the  
 21 exact date.

22 It doesn't look like Tuesday, July  
 23 19th, is going to happen. We just can't get it  
 24 organized.

25 I do want to do a wrap-up date. We met

1 ADL Sports, Big Banner, donated ice, and of course,  
 2 our great staff that was there to support it.

3 So it was a good learning experience.  
 4 We got there, and we made it happen. We are going  
 5 to plan another one, and we'll make it even better.  
 6 We learned some things from the experience. It was  
 7 a great day.

8 It was not only nice to see cleaning  
 9 and some planting, but for me it was great to see  
 10 the interaction between people, breaking down some  
 11 barriers and understanding we are all out at all of  
 12 our developments as we progress in this to make them  
 13 better, and that it is going to take all of us. It  
 14 is going to take the Housing Authority, the  
 15 community, the residents, the police, the city, all  
 16 of us, to make this into the A-1 organization that  
 17 we will become.

18 On some capital improvements updates,  
 19 you see we are taking action on an energy  
 20 performance program, but we are working on the New  
 21 Jersey Housing Finance money. We are scheduling a  
 22 separate meeting at the HUD offices on that to work  
 23 out some details on that, but that is still hot and  
 24 going strong. And then as we progress with the new  
 25 management development partner over the next couple

1 with the Resident Advisory Board. We had our  
 2 beautification bash last Saturday. Commissioner  
 3 Dening and Commissioner Ross were there. I got --  
 4 you told me --

5 COMMISSIONER ROSS: Yes. We were  
 6 there.

7 EXECUTIVE DIRECTOR RECKO: Thank you  
 8 for coming.

9 I think it was a great success. Thank  
 10 you, everyone. I think it is the start of something  
 11 we can do throughout our developments.

12 It was the first time we stepped out  
 13 through the actions of the Resident Advisory Board,  
 14 and I have got to thank the residents who came out,  
 15 and everybody who supported us. I hope you liked my  
 16 slide show.

17 (Applause)

18 I just got to mention a special thank  
 19 you to the Resident Advisory Board who came up with  
 20 the idea, who pushed it, who made it happen for that  
 21 area.

22 A special thank you for Assemblywoman  
 23 Shapiro who supplied so much, and Councilman Ramos.  
 24 Mayor Zimmer came out. Zogg Sports provided food  
 25 and money, you know, everything we needed, drinks.

1 of months, we will be taking a look back at the RAD  
 2 program again.

3 I am incredibly pleased to announce  
 4 that we have a maintenance director starting work  
 5 with us this coming Monday.

6 (Applause)

7 Yes, we have found somebody. His name  
 8 is Rich Godden. He's very experienced in Housing  
 9 Authority maintenance. He had a number of years at  
 10 the Bergen County Housing Authority. He is no  
 11 nonsense. I think a very good chain of command  
 12 person. I have not had a maintenance director here  
 13 since I started.

14 This is really I think good, and you  
 15 are going to start to see some fruits here.

16 As many of you know, I have just spent  
 17 four months without one of my main maintenance  
 18 supervisors, and he is back off of disability, so we  
 19 are not only going to have a maintenance director,  
 20 we are going to have a full force on our maintenance  
 21 supervisor as well. I am just incredibly excited,  
 22 and I think the residents are going to see some  
 23 changes and some accountability.

24 Some of the programs we put into effect  
 25 are now going to be able to be implemented, which is

1 the main thing, so I am really excited, and I look  
2 forward to getting him around and introducing you to  
3 everyone as he gets here and begins his career with  
4 us.

5 We have had staff meetings with the  
6 entire staff. We have put out some new management  
7 bulletins. One is on enforcing our dress code with  
8 our employees again or our maintenance employees and  
9 staff. I think you're going to see a difference  
10 there, particularly with the new maintenance  
11 director, who has also put out a management bulletin  
12 on substance abuse testing that focuses in on any  
13 time a supervisor gets a report that an employee may  
14 be intoxicated or under any influence, that they  
15 could be immediately brought and tested, and that is  
16 part of our standard procedure.

17 We did hire two new management  
18 assistants. They are in place and working with us,  
19 so we are really, really happy to have them aboard.  
20 We are beefing up our management staff. We are  
21 working on that transition to the five-day workweek.

22 We had some glitches in the get along,  
23 we decided to bring on one more part-timer that is  
24 going to work on cleaning the inside of the  
25 buildings on the weekends as well, give us some

1 resident feedback, so we're beefing that up.

2 (Applause)

3 Okay. As you know, we got the CDBG  
4 funding. I want to review quickly our projects that  
5 have gone out for bid right now.

6 We have the doors in the Harrison  
7 Gardens courtyard, so not only do we have good news  
8 on the cameras and the elevators there, but we have  
9 good news that that is out for bid now. That new  
10 front doors at the four entrances front, and the  
11 four entrances back, and they are going to be  
12 impressive doors, so between that and the camera  
13 system, we're getting the bucket truck back for  
14 lighting, I think it is going to make a difference  
15 over there.

16 Out for bid is the renovation of all of  
17 our hopper doors throughout every building we have.  
18 We are going through all of our hopper doors and our  
19 compactors. We are going to refurbish all of our  
20 compactors and all of our hopper doors, so that is  
21 out for bid now.

22 We also have the stairway and hallway  
23 cleaning finally out to bid.

24 COMMISSONER ROSS: Thank you.

25 EXECUTIVE DIRECTOR RECKO: That's out

1 to bid.

2 We are having a company come in and do  
3 a deep cleaning on all of our stairways and  
4 hallways, and then hold our staff accountable to  
5 keep them that way.

6 In process at the architect, now being  
7 written up, are the doors at the elderly and  
8 disabled sites. This building and our other elderly  
9 sites are going to get new highly secured front  
10 doors, so that that is being written up now, and we  
11 have got a disabled unit, a roll-in shower being  
12 worked up with the architect.

13 We have those water damaged units at  
14 501 and 540 that are now off line and vacant,  
15 because we need a contractor to come in. They are  
16 being written up by the architect.

17 We have the balcony repair here at Fox  
18 Hill that's being written up now by the architect.

19 We are going to be bidding our plumbing  
20 and electrical and kind of a general carpentry  
21 general contractor service, so we no longer have to  
22 worry about going over bidding thresholds, and the  
23 locksmith supply. Those are all going to be bid out  
24 ahead of time. They are being written up by the  
25 architect right now, so we can go out for bids for

1 those services. So when we need a plumber, we can  
2 call somebody and have them prebid.

3 We have got the parking lot gates  
4 repair at our parking lots that's being written up  
5 right now, and the locksmith.

6 Under construction right now, our  
7 roofing project is being finished as we speak, 51,  
8 540, just punch list items, almost done, very happy  
9 with the product we got.

10 The cameras, as I mentioned, the  
11 elevators at Fox Hill, and yes, the generator  
12 installation is coming to a close, so we hope within  
13 the next 60 days to have the generator installations  
14 complete, those mounds of dirt gone, and be done  
15 with that, okay, so that is happening.

16 Some of the smaller ones we are working  
17 on with staff, that we are working on with smaller  
18 bids. We have a stair and a walkway repair project  
19 we are looking at right now to repair and fix any  
20 stairs inside and out.

21 The walkways, we need to come in, and  
22 any gap that's bigger than three-quarters of an  
23 inch, we'll redo those walkways. We have got two or  
24 three areas where we are going to have to do a  
25 little bigger work and actually take out the

1 sidewalks. By the way, we want to talk to the city  
2 about the possibility of doing it interlocal on  
3 those bigger ones, because they do that every day,  
4 and it is not something we do every day.

5 Our legal contract is still at HUD for  
6 approval, and we are looking at rebidding our  
7 laundry services. I am not happy with the way our  
8 laundry service contract is going, so we are going  
9 to rebid our laundry services and talk about new  
10 projects there.

11 We have done a very recent review of  
12 all of our playgrounds, so we are going to be  
13 talking to a couple of State vendors about coming  
14 and doing our repairs on our playgrounds. They  
15 really need it. We got some issues on some of our  
16 playgrounds, so that's coming.

17 We have done the first pass-through on  
18 tree trimming and bush trimming, and we are going to  
19 do another pass through at Fox Hill, CCG, and we're  
20 going to get those and other places, and we're going  
21 to get those bushes trimmed.

22 I do have a vacancy report for you that  
23 we handed out. As you know, we started out with  
24 nearly 70 vacancies. Our current number of flat out  
25 vacancies is at 19. Thirteen of those have been

1 already finished by maintenance and are being handed  
2 over to management for either transfer or new  
3 tenants, which leaves us with a net of only about  
4 six units that we have available out there that are  
5 vacant that we are going to be working on.

6 That is tremendous news by the staff,  
7 and tremendous work by the staff, our Local 55  
8 through Jackie, Lourdes, you guys have done  
9 tremendous work.

10 I mean we are down from almost 70  
11 units, and I'm down to actually six for maintenance  
12 right now, and we are going to have people moving in  
13 as we speak.

14 (Applause)

15 Yeah, yeah.

16 And by the way, that makes the  
17 difference for our income, right?

18 The income figures we are basing it on  
19 do not include full occupancy figures, so we are  
20 going to see an increase in our income as that  
21 happens next year.

22 We budgeted conservatively and didn't  
23 show that increase in income, but we need to keep  
24 our units full 98 percent or above, okay?

25 I added to the report this month, and

1 you are going to see this expand over the next two  
2 months. We have what we call a pick score. Pick is  
3 our reporting system to HUD, and what this pick  
4 score at 98.15 shows is that we are over 98 percent  
5 accurate in our scoring with HUD. They asked for 98  
6 percent or above to get an A rating, and we are  
7 above that now.

8 Libia has done incredible work since  
9 she has taken over that director management and  
10 working on that countless hours.

11 On the Housing Choice Voucher, they  
12 asked for a 95 or above reporting rate, and we are  
13 at 95 percent. We have improved dramatically in  
14 those areas, and I'm very, very proud of what they  
15 have done there.

16 We got the memorandum -- I am almost  
17 done, I promise.

18 We have got the HUD Recovery Agreement  
19 almost done. We are working with the city on  
20 getting their part of the contract signed on the HUD  
21 Recovery Agreement.

22 We still have the draft memorandum  
23 between the HHA and the Hoboken Police Department  
24 that Harold was involved in with the city attorney,  
25 and I am finalizing that, so that is still working.

1 We still are looking for a training for  
2 REAC to come in and do a training to prepare our  
3 staff for HUD REAC trainings, so we get a better  
4 score on the REAC training. Again, I am not  
5 promising you everything in the world, but I think  
6 we will do better than last year, and I am aiming  
7 for the next two years to start getting more than  
8 passing grades on REAC.

9 As you know, as many of you know, it  
10 has been six years since we had a passing grade, so  
11 it is going to take a year or so to get there, but  
12 we are getting there.

13 So that is my report for you today.

14 Thank you very much.

15 COMMISSIONER ROSS: Thank you.

16 COMMISSIONER FORMAN: Great job.

17 COMMISSIONER ROSS: Great job.

18 COMMISSIONER DENING: Good job.

19 (Applause)

20 CHAIRWOMAN WEFER: Thank you, Director.

21 Okay. We're ready to move on to the

22 public portion.

23 Is there anything I have forgotten?

24 Joan Markey?

25 MS. MARKEY: Joan Markey, Fox Hill,

1 Apartment 3L.  
 2 Very short, but it seems that things  
 3 have come up each time, and nothing has been fixed.  
 4 First of all, I would like larger print  
 5 on the notices that you turn out for the bulletin  
 6 board because they are so small, that when we stand  
 7 there and try to read them, we got to go back and  
 8 get our glasses, and then we still can't read them  
 9 because everybody is waiting to get on the elevator.  
 10 Everything is put in front of the elevator.  
 11 You need to make them a little larger.  
 12 It takes two minutes for you to tell somebody,  
 13 "Print the notices larger. The seniors are having a  
 14 problem with them."  
 15 This is like the third time that I  
 16 requested this.  
 17 The other thing that I wanted to  
 18 request, which is probably like the tenth time, to  
 19 have the fiber covers in the compactor room covered.  
 20 They did it on one floor, and I don't know how many  
 21 times I brought this up before. These wires hanging  
 22 there are ugly, and I feel they are dangerous. No  
 23 matter what they say, when wires are hanging, they  
 24 are dangerous.  
 25 And the other thing: We need our

1 chutes cleaned out in the compactor room. People do  
 2 not want to touch them, so everything gets put in  
 3 the recycle barrel, the garbage as well as the  
 4 recycling, which we don't recycle. I hope you  
 5 people know that we don't recycle here. We just put  
 6 it in a bin, and that goes in the garbage when it  
 7 gets downstairs, so there is no recycling in this  
 8 building.  
 9 And the other thing was the side room  
 10 over here, and I know that you have heard me say it  
 11 before, it still has not been cleaned out. There is  
 12 nothing in there that is useful any more.  
 13 The bingo machine, they can't seem to  
 14 get rid of. Nobody wants to take it. Put it out,  
 15 have the city come pick it up. It is not a big  
 16 problem.  
 17 The Christmas tress that are so limp,  
 18 that you couldn't use them now even if you wanted  
 19 to.  
 20 And the toys, well, I know I don't play  
 21 with them. I hope nobody else in the building does,  
 22 but I think that has to be cleaned out, and I  
 23 brought it before the Board at least four or five  
 24 times before. All simple stuff, don't cost a lot of  
 25 money.

1 Thank you very much.  
 2 CHAIRWOMAN WEFER: Thank you.  
 3 Adrienne Rawlings?  
 4 MS. RAWLINGS: Adrienne, 56 Marshall  
 5 Drive.  
 6 It took five days to get the elevator  
 7 fixed. That is unacceptable, no excuses.  
 8 There was an issue in the building, and  
 9 after I sent an email requesting the date and time  
 10 last week, the date and time was not kept. I expect  
 11 when I make this appointment, somebody comes at the  
 12 appointed time and date, not two and a half hours  
 13 later or three hours later because then I am not  
 14 interested in having it done any more, and that's  
 15 not acceptable. I will not allow any work to be  
 16 done in my home, if they can't be done on time when  
 17 scheduled, which I have in an email.  
 18 And since the elevators from 300 to 400  
 19 will be taken care of, what about the ones on the  
 20 Fifth to Sixth Street side?  
 21 And, again, I am going to go suggest to  
 22 see what volunteers to help keep the buildings  
 23 clean. The contracts can be done through welfare,  
 24 and as Ms. Reyes has also stated in the past, we  
 25 have people who pay the minimum rent, and they are

1 required by HUD at least to do eight hours a month.  
 2 Use them to keep the buildings clean.  
 3 And the money from the sales of the  
 4 generators, where is that money going to? How is it  
 5 going to be used?  
 6 That's all.  
 7 VICE CHAIR SANFORD: Thank you.  
 8 COMMISSIONER MELLO: Mr. Vice Chairman,  
 9 if I could direct a question?  
 10 VICE CHAIR SANFORD: Yes.  
 11 COMMISSIONER MELLO: Mr. Executive  
 12 Director, have we -- first of all, I believe I heard  
 13 the same thing and I brought it up before when  
 14 members of the public asked.  
 15 Is it eight hours per month? Is that  
 16 the amount of time that people are supposed to give?  
 17 EXECUTIVE DIRECTOR RECKO: Yes. We  
 18 should be doing that on folks with minimum rent as  
 19 part of our HUD recovery plan to reinstitute that  
 20 program, and we intend to do that this year.  
 21 COMMISSIONER MELLO: Yes. I mean, just  
 22 anecdotally, do you know the last time it was  
 23 instituted?  
 24 EXECUTIVE DIRECTOR RECKO: I don't know  
 25 when it was. Not in a long time.



1 COMMISSIONER MELLO: And have we made  
 2 an assessment? I mean, it is not every resident  
 3 that falls under that, it is certain residents that  
 4 pay a certain --  
 5 EXECUTIVE DIRECTOR RECKO: It's just  
 6 people paying a minimum rent, and they can volunteer  
 7 wherever they wish. You know, we can't tell them  
 8 where they have to volunteer.  
 9 COMMISSIONER MELLO: Do you give them a  
 10 pool of volunteers --  
 11 EXECUTIVE DIRECTOR RECKO: Yes, we  
 12 will.  
 13 COMMISSIONER MELLO: -- I mean, if  
 14 somebody can --  
 15 EXECUTIVE DIRECTOR RECKO: . Yes, we will  
 16 and we will make sure we have the ability to have  
 17 easy mops and buckets and things like that available  
 18 and brooms, so that should they want to do it with  
 19 us, we would be glad to have them.  
 20 COMMISSIONER MELLO: Right. So you  
 21 can't create your own thing that you feel is  
 22 pitching in. You have to select like a menu option?  
 23 EXECUTIVE DIRECTOR RECKO: Yes.  
 24 COMMISSIONER MELLO: So when you said  
 25 they could select their own --

1 EXECUTIVE DIRECTOR RECKO: Yeah. If  
 2 they said they wanted to go to the library, they can  
 3 do it. They can go to the library and do it.  
 4 If they say they want to do, you know,  
 5 it at the homeless shelter, they can do the homeless  
 6 shelter.  
 7 If they say they want to help the  
 8 Housing Authority, they can help the Housing  
 9 Authority.  
 10 We just need to organize the program  
 11 and reinstitute it.  
 12 COMMISSIONER MELLO: But do you give  
 13 them a menu option of what the bid that's going to  
 14 be done is?  
 15 EXECUTIVE DIRECTOR RECKO: No. As long  
 16 as it is some type of work, HUD says they are  
 17 allowed to do, as long as they do some type of work  
 18 on a regular basis.  
 19 COMMISSIONER MELLO: They're very  
 20 ambiguous words.  
 21 EXECUTIVE DIRECTOR RECKO: It is a very  
 22 ambiguous program.  
 23 COMMISSIONER MELLO: Okay.  
 24 Have you assessed how many -- how many  
 25 residents fall into that category?

1 EXECUTIVE DIRECTOR RECKO: I don't  
 2 know. I could report back to you.  
 3 COMMISSIONER MELLO: Can we reinstitute  
 4 it as quickly as possible?  
 5 EXECUTIVE DIRECTOR RECKO: Will do.  
 6 COMMISSIONER ROSS: Even if you  
 7 implement -- even if Housing implements it for the  
 8 residents to do it, they, again, they necessarily  
 9 don't have to do it here. Like you said, they can  
 10 go to the library. They can come to my office, and  
 11 we have like over 50 --  
 12 MS. REYES: Yeah, but -- and community  
 13 service is two different programs --  
 14 COMMISSIONER ROSS: Yes.  
 15 MS. REYES: -- so what we are talking  
 16 about is in your lease when you do not have any  
 17 income, you sign a paper stating that because you  
 18 have no income, you will volunteer at the Housing  
 19 Authority, and you give that back to your manager,  
 20 and then it's up to the Housing Authority to have a  
 21 program in place for this person to do those hours.  
 22 That is part of your lease. Every  
 23 tenant signs that. The only way you are excused  
 24 from that is if you are disabled or you have a  
 25 medical condition, or you're over a certain age.

1 MS. RAWLINGS: And the CWEB, if you  
 2 entered into a contract with welfare -- with the  
 3 State of New Jersey for welfare, they would have to  
 4 work on site at the Housing Authority. They can do  
 5 that. The contract can be done through welfare for  
 6 the Housing Authority. You can be sent -- in order  
 7 for somebody who is on welfare to get their  
 8 benefits, they have to do 35 hours a week, so you  
 9 can have somebody for 35 hours a week from welfare.  
 10 It is mandatory.  
 11 COMMISSIONER MELLO: Okay.  
 12 Director, I am assuming that is a  
 13 federal program. Director, have you had experience  
 14 with it in the other states you worked in?  
 15 EXECUTIVE DIRECTOR RECKO: Yes.  
 16 COMMISSIONER MELLO: Can we look into  
 17 see whether that's viable to get some CWEB people to  
 18 also be here?  
 19 EXECUTIVE DIRECTOR RECKO: We can. And  
 20 as a matter of fact, the fellow that was in the --  
 21 COMMISSIONER MELLO: Okay.  
 22 EXECUTIVE DIRECTOR RECKO: -- they've  
 23 exchanged phone calls recently --  
 24 COMMISSIONER MELLO: Okay.  
 25 MS. REYES: Mr. Mello, also this whole

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1 place is our CWEB with the Housing Authority. The  
 2 Housing Authority had one of our CWEBs for months,  
 3 who is a resident also, and she was helping out in  
 4 the main office as well.

5 So when we get them, if we don't have  
 6 any use for them at our agency, we contact the  
 7 Housing Authorities to make sure that it is okay to  
 8 for us to send them up there. We just have not had  
 9 many to be honest with you recently.

10 EXECUTIVE DIRECTOR RECKO: Okay.  
 11 COMMISSIONER MELLO: I will be candid,  
 12 this is the first time I'm hearing of CWEBs and that  
 13 term, so --

14 MS. RAWLINGS: I have mentioned it at  
 15 prior meetings.

16 CHAIRWOMAN WEFER: Okay. Patricia  
 17 Waiters?

18 COMMISSIONER MELLO: -- I knew about  
 19 the others, but I didn't know about this one  
 20 specifically. It's like --

21 MS. WAITERS: All right.  
 22 What I just showed Commissioner Mello  
 23 and Commissioner Sanford, this is a picture of me  
 24 coming out of Governor Christie's office.  
 25 I applied for that Commissioner's seat

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1 and so did Ms. Braxton sitting in the audience, and  
 2 I learned today -- thank you, Mr. Mello -- to write  
 3 our sense of getting a seat to become a  
 4 Commissioner. I reached out to HUD, but like I told  
 5 you at the last meeting, we all know that Pat  
 6 Waiters will never sit in that chair.

7 What I like to do is to be in full  
 8 compliance, so when I do my tactics and when I go  
 9 after people that should be held accountable for  
 10 their behavior, I am going to make sure they don't  
 11 pull a Hillary Clinton and think they are going to  
 12 get away with it, because in Hoboken we all know  
 13 it's politics.

14 Smile all you want, Ms. Wefer, because  
 15 I already know you're holding on with integrity.

16 What I'm upset about is the fact that  
 17 we applied for these positions. We should be all  
 18 treated fair and put somebody on these Boards that's  
 19 going to do a good job, okay?

20 It is about that. It's not about  
 21 politics. We all know members of the public. Now  
 22 tonight, this is very important, I have never seen  
 23 you vote. All of the Commissioners voted. Halfway  
 24 down the agenda, I hand to the new Commissioner  
 25 sitting now a paper saying "What about the members

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1 of the public?"

2 You had the nerve tonight as the Chair  
 3 to read the Open Public Meetings Act. Thank God I  
 4 recorded you.

5 And guess what?

6 You took a no disregard to the public.  
 7 The agenda items is part of the public. The agenda  
 8 items is the meeting.

9 When did you change the law where you  
 10 don't ask us if we don't have any questions on the  
 11 agenda items?

12 Maybe it is new to you, Director Grecco  
 13 (sic), but that is how the policy and procedure was  
 14 in the past, and it is our rights under the Sunshine  
 15 Meetings Laws, so now I am glad to see that you are  
 16 going to get your own Sunshine Meeting Laws, but  
 17 I'll have some for you in the morning, too, that  
 18 will be in your office for you to review.

19 I go to every meeting, and for you  
 20 to do that and take a known disregard to us, and  
 21 then give us five minutes to cram everything and  
 22 speed talk like I do on the public portion isn't  
 23 fair, and it is disrespectful to us, and it's in  
 24 violation of the Open Public Meetings Act, okay?  
 25 And I'm going to point out them

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1 violations tomorrow because I am not going to waste  
 2 no more time on you.

3 Now, a few issues: The CDBG grant,  
 4 yes, Fox Hill was a separate one and got approved  
 5 for the elevator, so you see what I mean?

6 There are other issues that I know that  
 7 I went to the City Council meeting, and I wanted to  
 8 speak on the agenda items, but unfortunately,  
 9 tomorrow I'm only putting it on the record today, I  
 10 am going to meet you in your office to discuss that,  
 11 because I think it's very important, because I'll be  
 12 the first to go to Trenton and say no, don't send a  
 13 penny to Hoboken until you send an audit first,  
 14 okay?

15 Because Mr. Garcia been gone how long?  
 16 And people still getting letterheads with his name  
 17 on it with the Hoboken Housing Authority. Very  
 18 important issue because, yes, he is in litigation  
 19 and it is illegal, okay?

20 So when I stand up here, I stand up  
 21 here because I want respect, okay? And I deserve  
 22 respect.

23 No. I don't live in the Housing  
 24 Authority. My mother did for 54 years, and I got a  
 25 briefcase there full of constituents what I do, and

1 I'm going to continue to do it, like I told you,  
2 serve the Housing Authority.

3 So when people come to me with  
4 confidence and want me to help them, I'm going to  
5 always be a voice because our lives do matter, okay?  
6 So you know where I am going with that.

7 Now, on an administration perspective  
8 to the administration, I hope none of you guys are  
9 in jeopardy because no, none of you guys told --  
10 actually Ms. Lourdes came to the defense of Ms.  
11 Wefer. I want to know, because HUD told me  
12 something different, is it right for a Commissioner,  
13 a Commissioner Chair to be in a Director's office  
14 often, more than often?

15 It is not right.

16 Now, if they pick your chair, and they  
17 vote for you to get the job, leave you alone and let  
18 you do your job. I think you are doing a wonderful  
19 job in such a short time, but I have never seen a  
20 Commissioner in the office all of the time. It  
21 ain't a meeting. It's got to be five or more. It's  
22 not a meeting.

23 And this was part of Mr. Anderson's  
24 losing his job because he confronted Ms. Wefer. It  
25 was during an election. It was very unethical, and

1 (Applause)

2 CHAIRWOMAN WEFER: Sandra Smith?

3 MS. SMITH: No. The baby is too heavy  
4 to carry.

5 CHAIRWOMAN WEFER: Okay.

6 Barbara Reyes?

7 MS. REYES: Barbara Reyes, 311  
8 Harrison.

9 I just have a question in reference to  
10 your agenda number 11. Is that mandated for Housing  
11 to have that in the senior buildings, the alert  
12 systems?

13 The reason I am asking is because I  
14 know we have to pay for that. But many of these  
15 seniors have Medicare and Medicaid, and Medicare and  
16 Medicaid covers the cost of that for them that have  
17 it, and it covers them wherever they are, so I don't  
18 know if this maybe down the line could be something  
19 that you guys can look further into it?

20 I can definitely get you more  
21 information about it through the Medicare and  
22 Medicaid programs, but I am aware of having my mom,  
23 and I've looked into it, I am aware that they do  
24 cover that, so it is something that you guys might  
25 want to look into.

1 he said: "Excuse me. Why are you coming in this  
2 office going in these tenants' files?"

3 It is illegal. It is against the law.  
4 She is a Commissioner, but she got to stop abusing  
5 her authority. I want that on the record tonight  
6 because I want something done about it.

7 Now, we have another election coming  
8 up. You got the Mayor chasing behind her. It  
9 doesn't look good, and it is not fair to the  
10 tenants.

11 Nobody should have to be coerced,  
12 intimidated, bullied because they see Ms. Wefer walk  
13 on the scene.

14 I have never in all of my history, you  
15 got the longest serving Commissioner sitting here  
16 tonight in the office all of the time in the  
17 tenants' business. Stop it already.

18 Thank you.

19 CHAIRWOMAN WEFER: Thank you,  
20 Ms. Waiters.

21 MS. WAITERS: Pictures don't lie. I  
22 got pictures for everybody.

23 CHAIRWOMAN WEFER: Sandra Smith?

24 MS. WAITERS: Thank God that law passed  
25 tonight. Review her. Everything is here.

1 I also want to touch upon the pet  
2 policy. It is true what some people say that what's  
3 happening, they are going around what the Housing  
4 Authority policy is. They are going around and  
5 getting certifications saying that these dogs are  
6 not pit bulls. But it is scary when you have  
7 individuals who are walking these dogs without a  
8 leash, and you have three and four-year-old kids  
9 that are running around. They can actually startle  
10 this dog, and this dog could mow them down.

11 I mean, we were sitting in the back,  
12 and there was a gentleman from the building that  
13 took his dog out, and although it was on a leash, he  
14 couldn't control the dog. Like everybody screamed  
15 for their kids to go by them, and that's scary.

16 And, again, I don't care what they say,  
17 that was a pit bull. You can tell by just looking  
18 at the dog. There are some that are very trained,  
19 but you never know what is going to make a dog upset  
20 and attack your child, and I have small children, so  
21 it's a concern for me.

22 Another thing is maintenance. I have  
23 gotten complaints about maintenance from residents.  
24 I did speak with Libia tonight, and I addressed some  
25 issues, but one of the problems that we are having

1 is that maintenance is giving dates and times for  
2 them to go to apartments.

3 Individuals are taking off work, and  
4 they are not even showing up, and this isn't fair.  
5 It isn't, you know, because you do have the people  
6 that don't work, but you do have the people that  
7 work and they take their time, or they have to ask  
8 for permission, and then for you to waste your time  
9 and no one show up, it can be very frustrating, so I  
10 think that that's -- thank God that they said that  
11 have a director. And I hope that somebody is going  
12 to be held accountable, or that there's a better  
13 system when these appointments are being made, so  
14 that somebody can make sure that they are followed  
15 through.

16 And 311 Harrison, Mr. Forman was there  
17 on Saturday with us, and that compactor room needs  
18 to be cleaned. The smell that comes out of there,  
19 and now that we have like a hundred-degree weather,  
20 it is insane.

21 And I felt so bad, there was a tenant  
22 from the first floor, she literally has like the  
23 tape that catches the flies. I don't know if  
24 Housing put it there or she put it there, but it's  
25 literally on her door. And literally, if she comes

1 out of her door, it will smack her in the face.  
2 Like she has to go around it, because she is right  
3 next to the incinerator and the compactor room, and  
4 of course, the smell, all of the flies and  
5 everything that's in there, it is probably going  
6 into her apartment, and that is why they are there.

7 So I mean, these are concerns. I mean,  
8 they are legitimate concerns that really need to be  
9 taken care of.

10 I understand that we did away with  
11 maintenance on Saturdays because, you know, they  
12 didn't have any time off and so forth. I understand  
13 that. But I really feel that maintenance -- so many  
14 maintenance is not needed during the week. Many  
15 people out there work. They are not even home at  
16 that time. When the garbage builds up is on the  
17 weekends.

18 When those hallways get disgusting, the  
19 majority of the time is on the weekends, so now is  
20 when we are seeing the rodent problems, the roaches,  
21 the flies, the gnats, everything, and you are not  
22 only seeing it outside, you are seeing it in the  
23 hallways because they are not being cleaned. And if  
24 they're not going to be cleaned, then I'm going to  
25 ask you once again, Mr. Recko, if you provide a mop,

1 a broom and a bucket and bleach I don't have a  
2 problem doing my floor.

3 I have had tenants from other floors  
4 saying that they are more than willing to help out  
5 and clean their floor, but I mean, it has to be  
6 50/50. We have the residents that are willing to do  
7 it, then let Housing help us and give us a mop and a  
8 bucket. I mean, I don't want to continue to use the  
9 one that -- I have one that I just use for the  
10 hallway, but not everybody has that. So I mean, if  
11 you are willing to give it, and the residents are  
12 willing to do it, then why not do it? Let's work  
13 together.

14 And, lastly, thank you very much, Mr.  
15 Recko, out of all of the years, you are the first  
16 one that I have seen that actually got what we did  
17 Saturday done, where the residents actually came  
18 out.

19 And, you know, we have many residents  
20 that sit here and complain about how other people  
21 use our field, and how it's not fair how we are not  
22 using it, but I must say that these people that are  
23 using the field were the first ones down there on  
24 Saturday to help us clean, and that is a shame  
25 because us as residents should take more pride of

1 where we live, and we should have had a lot more  
2 residents out there.

3 So what is wrong is wrong and what's  
4 right is right.

5 Yes, they use the field, but when we  
6 need them, they are there to help, so I just want to  
7 say thank you.

8 EXECUTIVE DIRECTOR RECKO: Thank you.  
9 COMMISSIONER MELLO: Madam Chair, just  
10 a quick question based on some of the comments that  
11 were made.

12 I know you mentioned in the past about  
13 like a thorough cleaning of the chutes. Is that  
14 still in the works?

15 EXECUTIVE DIRECTOR RECKO: Yes.  
16 COMMISSIONER MELLO: And any estimate  
17 on when that might happen?

18 EXECUTIVE DIRECTOR RECKO: Yeah.  
19 Well, they are out for bids now. They  
20 are out for bids now --

21 COMMISSIONER MELLO: Okay.  
22 EXECUTIVE DIRECTOR RECKO: -- so at the  
23 next Board meeting, knock on wood, we will be asking  
24 for an approval.

25 COMMISSIONER MELLO: And when was that

1 last done, do you have any idea?  
2 EXECUTIVE DIRECTOR RECKO: I have no  
3 idea.

4 MS. BRAXTON: When Carmelo was here,  
5 they did it because we had a rodent problem, and  
6 hum, we had someone come and clean them, but --

7 COMMISSIONER MELLO: But were the  
8 chutes themselves cleaned?

9 MS. BRAXTON: Yes, both buildings.

10 MS. REYES: Only in the Harrison Garden  
11 area, but not the other one.

12 MS. BRAXTON: But can I say something  
13 to what Barbara just said?

14 Barbara is saying that the smell is  
15 coming from the compactor room. It is not. It is  
16 coming from the basement, and I went to Mr. Recko  
17 the other day, and I told him that the basement is  
18 smelling again.

19 The smell comes up in my apartment. It  
20 comes up into the hall. I mean, a couple of weeks  
21 ago --

22 CHAIRWOMAN WEFER: Okay. I am sorry.  
23 I can't let you speak because you are not on the  
24 list, but hopefully --

25 MS. BRAXTON: Okay. But if nobody is

1 doing anything, then we will call the Board of  
2 Health --

3 CHAIRWOMAN WEFER: -- if you have  
4 helpful information, then you should talk to the  
5 Director.

6 MS. BRAXTON: -- and it was spoken to  
7 the Director, and nothing was done yet. Last  
8 Saturday I spoke to him, and nothing was done, so  
9 then the Board of Health has to come in.

10 CHAIRWOMAN WEFER: Okay.  
11 Sigsby Cheatam.

12 You know that I can't let people speak  
13 out of turn because then I have to let everybody.

14 MR. CHEATAM: Good evening.

15 My name is Sigsby Cheatam, and I live  
16 in Fox Hill, 9J.

17 I have no intention to speak before  
18 this august body of Commissioners. My concerns are  
19 very minor compared to the more significant things  
20 going on, but important to me.

21 I have been here some time. My bathtub  
22 keeps getting flooded. I have used Draino a number  
23 of times and it still floods.

24 I can't go shopping because my  
25 refrigerator is broken. It's not working. I can't

1 even put food in there because it goes bad.

2 Now, I understand you have other  
3 expenses. I am willing to buy my own refrigerator.  
4 I won't take it out of my rent. I see you all  
5 understand what's going on here.

6 I can have a plumber to come and take  
7 care of my plumbing problems also. I don't want to  
8 burden you all with any of my problems, because I  
9 understand there is a lot of things going on here.  
10 I am just an insignificant tenant. I will take care  
11 of my own.

12 EXECUTIVE DIRECTOR RECKO: May I ask  
13 you what your unit number is?

14 MR. CHEATAM: 9J.

15 But if you can't handle it, I can pay  
16 for it myself.

17 EXECUTIVE DIRECTOR RECKO: I will have  
18 somebody there.

19 CHAIRWOMAN WEFER: Jorge Muriel?

20 COMMISSIONER MELLO: Madam Chair, do  
21 the faucets regularly get snaked?

22 EXECUTIVE DIRECTOR RECKO: On  
23 individual units, we don't at this point -- well,  
24 I'll tell you at this point on individual units or  
25 the main lines, we don't do a regular preventative

1 maintenance or snaking.

2 A preventive maintenance program will  
3 be implemented at this Housing Authority, but we do  
4 not do it, and we have not done it for quite a  
5 while, so we will be implementing that with the new  
6 director of maintenance coming on.

7 We have already written up a sample  
8 plan for sample buildings for a preventative  
9 maintenance program, which would include snaking  
10 lines every three months. It has not been  
11 implemented yet, but this year we will be.

12 COMMISSIONER MELLO: All right.

13 I asked because I snaked a couple of  
14 drains in my apartment. If my mother-in-law is  
15 coming, I have to do this. I mean, literally I buy  
16 a four-dollar plastic thing that you shove down the  
17 drain, and you would be amazed at how much stuff you  
18 pull out, and it's just basic preventative  
19 maintenance like that, that's going to save a lot  
20 of problems. It's things that Draino isn't going to  
21 fix, and you know, it's causing major problems for  
22 people that could be pretty easily cured.

23 EXECUTIVE DIRECTOR RECKO: I truly look  
24 forward to getting together with the Resident  
25 Advisory Board and the Board and our Subcommittee to

1 talk about what a true preventative maintenance  
2 program is and how we are going to go about it and  
3 what we're going to do here. It is something that  
4 really needs to --

5 COMMISSIONER MELLO: So it's in the  
6 works.

7 Okay. Thank you.

8 CHAIRWOMAN WEFER: Jorge Muriel?  
9 Kevin Grooms?

10 MR. GROOMS: Kevin Grooms, 15 Harrison  
11 Street.

12 Can you all see this?

13 THE AUDIENCE: We can't hear you.

14 MR. GROOMS: Just here.

15 COMMISSIONER FORMAN: You are showing  
16 me --

17 MR. GROOMS: That's on Jackson  
18 Street --

19 THE REPORTER: You know what, I have to  
20 hear you over here, if you want to be on the record.

21 COMMISSIONER FORMAN: Oh, you're  
22 showing us the -- this way --

23 THE REPORTER: I'm sorry.

24 MR. GROOMS: On Jackson Street, the  
25 generators on Jackson Street, that is a big pile of

1 dirt there. It has been there for like years and  
2 years, and I want to know how you guys are going to  
3 take care of that.

4 CHAIRWOMAN WEFER: That will be  
5 addressed soon.

6 EXECUTIVE DIRECTOR RECKO: They're  
7 going to be taken care of.

8 MR. GROOMS: But when, though?

9 Can you give me a deadline?

10 CHAIRWOMAN WEFER: I don't think so.

11 MR. GROOMS: I mean, the past month --  
12 or it has been there since, what, Hurricane Sandy?

13 I mean, they put them generators in.

14 It has been there. Now -- it was dirt, but now it  
15 is grass. You can see that.

16 CHAIRWOMAN WEFER: Yes.

17 MR. GROOMS: You can see that. You  
18 know, and Director, thank you for doing a good job.

19 And the generators back there, I was  
20 going to speak on that, but you spoke on them  
21 before.

22 And another thing, back there the  
23 generators, there is garbage inside of there, inside  
24 of there in the generators, it is filthy there.

25 And another thing, like I said, and

1 like Barbara said, like we do need the maintenance  
2 guys back on the holidays, you know --

3 MS. REYES: The weekends.

4 MR. GROOMS: -- I mean the weekends.  
5 I'm sorry, the weekends.

6 I mean, I got a -- if you give me a  
7 broom and a mop, I will clean myself. I have no  
8 problem cleaning my floor or any floor, so I just  
9 wanted to say that.

10 And the guy you got right now doing the  
11 apartments, the guy you got right now doing the  
12 apartments, they're doing a very good job, a very  
13 good job, a very good job. They are quick, and they  
14 do a very good job, so that is all I want to say.

15 Thank you.

16 CHAIRWOMAN WEFER: Thank you.

17 Okay. Did we have anything for closed  
18 session?

19 All right. Is there a motion to  
20 adjourn?

21 There's nobody else on the list. If  
22 you have a specific issue, we can address it  
23 afterwards with the Director.

24 UNIDENTIFIED VOICE: Why can't I  
25 address it here?

1 CHAIRWOMAN WEFER: Because you have to  
2 sign up on the list beforehand.

3 UNIDENTIFIED VOICE: I didn't know  
4 that.

5 CHAIRWOMAN WEFER: I know. The problem  
6 is if I make an exception for you, because I have  
7 already had a couple of people address me tonight --

8 VICE CHAIR SANFORD: At the next  
9 meeting, we will look forward to hearing from you  
10 and what you have to say.

11 CHAIRWOMAN WEFER: So but the Director  
12 will remain here. There will people here, if you're  
13 having a specific issue --

14 UNIDENTIFIED VOICE: But I want them to  
15 hear what I got to say. See them.

16 CHAIRWOMAN WEFER: Okay. I'm sorry.  
17 Is there a motion to adjourn?

18 COMMISSIONER MELLO: Motion.

19 CHAIRWOMAN WEFER: Is there a second?

20 VICE CHAIR SANFORD: Second.

21 CHAIRWOMAN WEFER: Can we take a roll  
22 call?

23 EXECUTIVE DIRECTOR RECKO: H. Forman?

24 COMMISSIONER FORMAN: Yes.

25 EXECUTIVE DIRECTOR RECKO: D. Denning?

1 COMMISSIONER DENING: Yes.  
 2 EXECUTIVE DIRECTOR RECKO: D. Mello?  
 3 COMMISSIONER MELLO: Yes.  
 4 EXECUTIVE DIRECTOR RECKO: L. Ross?  
 5 COMMISSIONER ROSS: Yes.  
 6 EXECUTIVE DIRECTOR RECKO: J. Sanford?  
 7 VICE CHAIR SANFORD: Yes.  
 8 EXECUTIVE DIRECTOR RECKO: D. Wefer?  
 9 CHAIRWOMAN WEFER: Yes.  
 10 (The meeting concluded at 9:25 p.m.)  
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CERTIFICATE

1  
 2  
 3 I, PHYLLIS T. LEWIS, a Certified Court  
 4 Reporter, Certified Realtime Court Reporter, and  
 5 Notary Public of the State of New Jersey, do hereby  
 6 certify that the foregoing is a true and accurate  
 7 transcript of the proceedings as taken  
 8 stenographically by and before me at the time, place  
 9 and date hereinbefore set forth.

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

17 s/Phyllis T. Lewis, CCR, CRCR

18 -----  
 19  
 20 PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300  
 Notary Public of the State of New Jersey

21 My commission expires 11/5/2020.

Dated: 7/19/16

22 This transcript was prepared in accordance with  
 NJAC 13:43-5.9.  
 23  
 24  
 25