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 REGULAR MEETING OF THE BOARD :
 OF COMMISSIONERS OF THE HOBOKEN : Thursday
 HOUSING AUTHORITY OF THE CITY OF : December 15, 2016
 HOBOKEN : 7 p.m.
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Held At: Adams Gardens
 Community Room
 221 Adams Street
 Hoboken, New Jersey

B E F O R E:

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

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

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

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

Emil Kotherithara, CFO
 Lourdes Priestley, Director of Administration
 Richard Goddin, Director of Maintenance
 Richard Fox, Consultant
 Yesenia Villafane, Assistant Manager for Amp 4

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

<p style="text-align: center;">2</p> <p>1 ALSO PRESENT:</p> <p>2 CODEIT</p> <p>3 101 Hudson Street</p> <p>4 Jersey City, New Jersey 07302</p> <p>5 860-997-7458</p> <p>6 BY: Da'Shone Hughey, Program Director</p> <p>7</p> <p>8 BOYS & GIRLS CLUB OF HUDSON COUNTY</p> <p>9 BY: GARY GREENBERG, Executive Director</p> <p>10 Dolores Gibson, Unit Director of Hoboken</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p>	<p style="text-align: center;">4</p> <p>1 services and programs that they are offering. I</p> <p>2 guess I will make that motion now to suspend.</p> <p>3 COMMISSIONER DENING: Second.</p> <p>4 CHAIRWOMAN WEFER: All in favor?</p> <p>5 (All Board members answered in the</p> <p>6 affirmative)</p> <p>7 CHAIRWOMAN WEFER: Okay. So first I am</p> <p>8 going to bring up Dolores and Yvette from the Boys</p> <p>9 and Girls Club.</p> <p>10 MS. GIBBONS: Can I ask that we wait?</p> <p>11 I am waiting for my executive to show up.</p> <p>12 CHAIRWOMAN WEFER: Sure thing. No</p> <p>13 problem.</p> <p>14 MS. GIBBONS: He will be here in a few</p> <p>15 minutes.</p> <p>16 CHAIRWOMAN WEFER: Sure.</p> <p>17 Code-It?</p> <p>18 MR. HUGHEY: Code I.T.</p> <p>19 CHAIRWOMAN WEFER: Code I.T., I'm</p> <p>20 sorry.</p> <p>21 MR. HUGHEY: Code-It would be a good</p> <p>22 name, I like that.</p> <p>23 (Laughter)</p> <p>24 THE REPORTER: I'm sorry. What is your</p> <p>25 name?</p>
<p style="text-align: center;">3</p> <p>1 CHAIRWOMAN WEFER: Please stand to</p> <p>2 pledge the flag.</p> <p>3 (Pledge of Allegiance recited)</p> <p>4 CHAIRWOMAN WEFER: I would like to</p> <p>5 advise those present that notice of this Regular</p> <p>6 Meeting of the Housing Authority of the City of</p> <p>7 Hoboken has been provided to the public in</p> <p>8 accordance with the provisions of the Open Meetings</p> <p>9 Act.</p> <p>10 Notice of this regular monthly December</p> <p>11 Board meeting has been scheduled for Thursday,</p> <p>12 December 15th, 2016, was sent to The Jersey Journal</p> <p>13 and The Star-Ledger on Tuesday, December 5th, 2016,</p> <p>14 as notification to the general public and sent to</p> <p>15 the City Clerk of Hoboken on Tuesday, December 5th,</p> <p>16 2016, with a copy of the agenda to be posted on the</p> <p>17 bulletin in City Hall, Hoboken Library and Hoboken</p> <p>18 Police Department.</p> <p>19 I direct the minutes of this meeting to</p> <p>20 state that I have announced that adequate notice of</p> <p>21 this meeting has been given as required by the Open</p> <p>22 Public Meetings Act.</p> <p>23 Before we begin, I would like to ask</p> <p>24 the Board if we can suspend the agenda to allow two</p> <p>25 guests who are here to talk about some of the</p>	<p style="text-align: center;">5</p> <p>1 MR. HUGHEY: Da'Shone Hughey.</p> <p>2 Is this working? Hello?</p> <p>3 I'll try to talk louder.</p> <p>4 Da'Shone Hughey is my name. I am with</p> <p>5 Code-IT.</p> <p>6 We have a brief presentation. We have</p> <p>7 been now working with Assemblywoman Shapiro, as well</p> <p>8 as Danny Perez in the past, and what we would like</p> <p>9 to do is bring our services into the Housing</p> <p>10 Authority here in Hoboken. We provide free computer</p> <p>11 programing and training to young adults, 18 to 25,</p> <p>12 those who have a high school diploma.</p> <p>13 We train, and our specific program is</p> <p>14 Python programming, one of the more popular</p> <p>15 programing languages that the industry uses.</p> <p>16 Companies like IBM, Google, Twitter, those companies</p> <p>17 use those types of services, and those jobs are high</p> <p>18 paying jobs. Once you get the skill set, those jobs</p> <p>19 start up to like \$80,000 a year and more.</p> <p>20 And we have a very good track record of</p> <p>21 running a similar program within the community. We</p> <p>22 actually placed one of our students that works for</p> <p>23 the mayor's office. She actually came as an intern</p> <p>24 and was hired as a full-time employee. Rose is her</p> <p>25 name.</p>

<p style="text-align: center;">6</p> <p>1 So we proposed this proposal to Mr. 2 Recko. I met Mr. Recko probably about a year ago 3 now -- 4 EXECUTIVE DIRECTOR RECKO: Yes. 5 MR. HUGHEY: -- and worked with 6 Assemblywoman Shapiro about a year ago, and we would 7 like to bring this opportunity to the Housing 8 Authority and find out if this is something that 9 they would be interested in. 10 COMMISSIONER MELLO: Absolutely. 11 MR. HUGHEY: Are there any questions 12 about this program? 13 COMMISSIONER DENING: I am curious. 14 What is your -- are you a non profit, 15 or are you a for-profit? 16 MR. HUGHEY: We're non profit. Our 17 staff comes from other non profit, but we did a 18 similar program when we trained-- it was called 19 CompTia, A Plus Certification. 20 That's a lower level certification just 21 to enter into computers, but it will get you in the 22 door. And what we do is we get you in the door. We 23 try to give you an opportunity to get those types of 24 certifications to get you in the door to get you a 25 career.</p>	<p style="text-align: center;">8</p> <p>1 other Friday, we have a guest speaker come in to 2 talk about the industry, talk about the things they 3 need to know. 4 We provide lectures on what to wear, 5 how to dress, professional impairments, professional 6 communications. So we provide a whole round of 7 skill sets for the young adults who participate in 8 the program. 9 COMMISSIONER DENING: What are the 10 prerequisites? 11 Is there a prerequisite -- 12 MR. HUGHEY: You just have to have a 13 high school diploma and be willing to learn. 14 I got to tell you, and I know I've been 15 at some meetings with Mr. Recko and those guys, I am 16 tough on the students because I know what is out 17 there for them, so we are not going to come in there 18 and let you slide, and we're going to do work for 19 you. You got to participate. We are going to make 20 sure you know what you're talking about when you 21 walk out that door. 22 It is 13 weeks. Typically Python 23 programming is about four to five weeks, but because 24 some of the students will be coming with no I.T. 25 background at all, we have extended it to 13 weeks</p>
<p style="text-align: center;">7</p> <p>1 The problem that we found was that even 2 though we were successful at doing that, the 3 employers are looking for something more now. 4 The Comp Tia A Plus Certification is pretty much 5 taking apart a computer, disassembly, reassembly and 6 installing Windows, basic computer technology stuff, 7 but the companies are looking for something more 8 technically related, and the Python programming is 9 more up their alley and what they're looking for. 10 So as I go out and talk to different 11 companies, they always say: Well, Mr. Hughey, you 12 know, do you have this skill set, do you have that 13 skill set? 14 So we decided we were going to branch 15 off and do our own program and provide those 16 particular skills that the companies are really 17 looking for. 18 COMMISSIONER DENING: So what is 19 involved in this course? Is it a, you know, is it 20 a -- 21 MR. HUGHEY: It's a 13-week training 22 program, four hours a day. We provide soft skills 23 as well, too. So four hours a day would be 9 to 1. 24 Then depending on what the availability of the room 25 is, it would be 10 to 2, but we also provide, every</p>	<p style="text-align: center;">9</p> <p>1 to make sure that when they're finished, they know 2 completely what Python programming is. 3 COMMISSIONER DENING: Do you have 4 any -- do you keep any statistics on how your 5 students do in terms of getting jobs in the I.T. 6 field? 7 MR. HUGHEY: I had a hundred percent 8 placement at the previous company that I came from, 9 and actually, as I said before, one of our students 10 actually works for the mayor's office here. 11 COMMISSIONER MELLO: What is the cost? 12 Who bears it and what is the cost? 13 MR. HUGHEY: The cost -- the cost for 14 the student is nothing. It's free, so the students, 15 no cost at all. 16 We will work with the Department of 17 Labor and other institutions to recoup the costs to 18 make sure that we can meet the needs of the 19 students. 20 COMMISSIONER MELLO: So we don't have 21 to pay for it. It's the Department of Labor 22 exclusively? 23 MR. HUGHEY: The Department of Labor. 24 You know, we also have an advisory 25 board we are working on. I know Assemblywoman</p>

<p style="text-align: center;">10</p> <p>1 Shapiro is committed to be on the advisory board.</p> <p>2 Mr. Perez is committed to be on the advisory board.</p> <p>3 I have asked Mr. Recko to be on the</p> <p>4 advisory board, so we are going to promote the</p> <p>5 organization and try to bring in the resources and</p> <p>6 funds that we need to make sure we are successful</p> <p>7 over the long haul. We don't want to have one</p> <p>8 session, and then that is it. We plan on being here</p> <p>9 for several years.</p> <p>10 COMMISSIONER MELLO: How do you go</p> <p>11 about reaching out to the high school students in</p> <p>12 the area in Hoboken and then outside of Hoboken?</p> <p>13 MR. HUGHEY: Well, this particular</p> <p>14 program, what we've been asked to do is only serve</p> <p>15 the residents of the Hoboken Housing Authority --</p> <p>16 COMMISSIONER MELLO: Okay.</p> <p>17 MR. HUGHEY: -- so we won't be -- and</p> <p>18 typically what we do is we go throughout the</p> <p>19 communities from here to Newark and recruit, but</p> <p>20 because of specific requests, Hoboken Authority</p> <p>21 residents only, we're just going to do the</p> <p>22 recruiting here.</p> <p>23 COMMISSIONER MELLO: A lot of our</p> <p>24 resident students attend the high school, so like</p> <p>25 how would you outreach to the high school?</p>	<p style="text-align: center;">12</p> <p>1 once those doors open, we are out -- while the</p> <p>2 training is going on, we are out working with</p> <p>3 companies to get them internships.</p> <p>4 As I said before in a previous place, I</p> <p>5 placed one of our students here that works here,</p> <p>6 actually is a full-time employee for the mayor's</p> <p>7 office now. They came as an intern. The mayor's</p> <p>8 office loved them and decided we'll offer you a</p> <p>9 full-time position.</p> <p>10 COMMISSIONER ROSS: Will they receive a</p> <p>11 certificate from --</p> <p>12 MR. HUGHEY: For Python programming,</p> <p>13 you don't get a certificate for Python programming.</p> <p>14 Now, if you continue on, because we</p> <p>15 could do -- and I don't want to throw you off with a</p> <p>16 lot of terms, but we could do a full stack, a full</p> <p>17 stack, where you learn Job Descript, C Plus Plus,</p> <p>18 Dot Net and other things, too. That is what I said,</p> <p>19 people won't even know what you are talking about.</p> <p>20 So our initial training will just be</p> <p>21 Python programming, period. And if they need</p> <p>22 additional requirements, if they want to go on</p> <p>23 further, they will go further with it.</p> <p>24 COMMISSIONER ROSS: So your company</p> <p>25 will provide the computers?</p>
<p style="text-align: center;">11</p> <p>1 MR. HUGHEY: This would be like 18 to</p> <p>2 25, so they have to be out of high school. You have</p> <p>3 to have a high school diploma.</p> <p>4 COMMISSIONER MELLO: Right. But like</p> <p>5 seniors and stuff like that, like I went to the</p> <p>6 graduation last year, and a lot of seniors maybe</p> <p>7 needed something lined up, and how would you reach</p> <p>8 out to somebody who is about to get their diploma?</p> <p>9 MR. HUGHEY: Well, we would go -- we</p> <p>10 would go right to the high school then. We would go</p> <p>11 right to the high school and talk to the principals</p> <p>12 and give them an opportunity to present our program</p> <p>13 to the graduating students, and we are pretty</p> <p>14 successful at that. I never had a problem with</p> <p>15 recruiting. That is the easy part, to be honest</p> <p>16 with you.</p> <p>17 The hard part is making sure they</p> <p>18 understand what we are talking about in terms of</p> <p>19 I.T. when you come up from a background where you</p> <p>20 have no I.T. training at all.</p> <p>21 COMMISSIONER MELLO: Sure.</p> <p>22 COMMISSIONER ROSS: Upon completion,</p> <p>23 what are they receiving?</p> <p>24 MR. HUGHEY: An internship.</p> <p>25 So the first thing we do from day one,</p>	<p style="text-align: center;">13</p> <p>1 MR. HUGHEY: Yes.</p> <p>2 So what we proposed to Mr. Recko was</p> <p>3 that we would bring in 20 laptops. We would bring</p> <p>4 in a big screen TV.</p> <p>5 Mr. Recko's facility would paint the</p> <p>6 room, get the ceiling in order, a few other things,</p> <p>7 a place where we could store our equipment, so that</p> <p>8 we don't have to take it away every night, just a</p> <p>9 few minor things, and then we can go from there.</p> <p>10 COMMISSIONER MELLO: Are the</p> <p>11 internships paid internships, not paid</p> <p>12 internships --</p> <p>13 MR. HUGHEY: The internships are paid</p> <p>14 internships --</p> <p>15 COMMISSIONER MELLO: Great.</p> <p>16 MR. HUGHEY: So we never had an</p> <p>17 internship that was not a paid internship.</p> <p>18 This is going to be a challenge because</p> <p>19 I don't know what the students know here, but, you</p> <p>20 know, we are willing to work with them and willing</p> <p>21 to make it happen, so...</p> <p>22 COMMISSIONER MELLO: And do they tend</p> <p>23 to be, a lot of them, mass transmit commutable</p> <p>24 internships?</p> <p>25 MR. HUGHEY: We work with the student</p>

1 and try to figure out where they can go, where they
2 can't go.

3 So I have had students that I worked
4 with that work out as far as -- they work at KP&G,
5 which is like 40 minutes away, but those students
6 had transportation.

7 So if I have a student that has no
8 transportation, I'm not going to try to place them
9 some place out there. I'm going to try to place
10 them locally.

11 COMMISSIONER MELLO: Right.

12 MR. HUGHEY: So it depends on what the
13 student's capabilities are. We don't want to limit
14 it and say you can just work in Hoboken only.

15 COMMISSIONER MELLO: All right. No,
16 but I mean like Newark, New York, Jersey City, and
17 things like that.

18 MR. HUGHEY: Right. Correct.

19 As long as we have transportation, as
20 long as they can meet those transport --
21 transport -- excuse me -- transportation guides, then
22 we are fine.

23 COMMISSIONER DENING: Where have you
24 done this before?

25 MR. HUGHEY: We've done it here. We've

1 actually done it here. I've done it in Baltimore as
2 well, hum --

3 COMMISSIONER DENING: When you say
4 "Here," at the Housing Authority?

5 MR. HUGHEY: Not the Housing Authority,
6 but in New Jersey.

7 COMMISSIONER DENING: With a Housing
8 Authority, other Housing Authorities?

9 MR. HUGHEY: No, not with a Housing
10 Authority specifically. Just with the community in
11 general, so we didn't work with just the Housing
12 Authority. We worked with any student that was
13 willing to take the train --

14 COMMISSIONER MELLO: Where in Jersey?

15 MR. HUGHEY: -- and we went out -- we
16 went out -- where did we place them?

17 COMMISSIONER MELLO: No. Where in
18 Jersey did you do it?

19 MR. HUGHEY: We started in Jersey City.

20 COMMISSIONER FORMAN: So we will be the
21 first Housing Authority?

22 MR. HUGHEY: The first Housing
23 Authority. We've never done it.

24 Actually this is an interesting story.

25 I came to a meeting when I met Mr. Recko about a

1 year ago, and it was Mr. Recko, Assemblywoman
2 Shapiro, Danny Perez, and I think there was
3 Councilman Ramos. I don't want to mispronounce the
4 name.

5 EXECUTIVE DIRECTOR RECKO: Well, a
6 representative of his.

7 MR. HUGHEY: A representative.

8 And they actually wanted us to come
9 right then and there to the Housing Authority, and
10 you know, we kind of talked. I was with another
11 company at the time, and they kind of bought that,
12 and I kind of kept in contact with all of the
13 parties and said: Listen, you know, we are going to
14 do our own thing if you're still interested in it.

15 But we were going to do this like a
16 year ago. Actually it was fresh in everybody's
17 mind. Everybody knew what we were talking about, so
18 this is not something that we just came up with
19 overnight. It has been a year in the making.

20 EXECUTIVE DIRECTOR RECKO: And that was
21 with the other company.

22 MR. HUGHEY: Corect.

23 EXECUTIVE DIRECTOR RECKO: Now, you
24 have branched out on your own from that company to
25 start this project here?

1 MR. HUGHEY: Correct.

2 COMMISSIONER MELLO: Great.

3 EXECUTIVE DIRECTOR RECKO: Yes.

4 MR. HUGHEY: See, they didn't want to
5 come to the Housing Authority. Everybody has their
6 own particulars. I don't have a problem working
7 with this particular population, even though they
8 work with that particular population, I think there
9 is some fear of coming in certain locations. I
10 don't feel that way, so I never had a problem coming
11 to the Housing Authority.

12 We hope to expand. We hope to expand
13 here, and in Newark as well, as well as Union City.

14 I did talk to Senator Stack a couple of
15 times, so he is aware of who we are, too.

16 COMMISSIONER FORMAN: So we will be
17 like a model to you.

18 MR. HUGHEY: You will be the first one.
19 You will be the model, so we are excited about it.

20 We want to make sure that we're successful.

21 COMMISSIONER MELLO: Do you have cards
22 you can distribute?

23 MR. HUGHEY: I absolutely do.

24 I actually -- I wish I had brought

25 enough presentation packages for you guys. I wasn't

1 sure if they had passed them around, if you had
2 gotten them. I know Assemblywoman Shapiro was
3 working on this. I'm not sure what she did.

4 EXECUTIVE DIRECTOR RECKO: I can email
5 you a copy of that. I could PDF it and give it out
6 to everyone, sure.

7 COMMISSIONER MELLO: Do an electronic
8 copy, sure. Yeah, that would be great.

9 EXECUTIVE DIRECTOR RECKO: As he is
10 passing out cards, I would like to say a couple
11 things.

12 I couldn't be more excited about the
13 concept. I think this is a great concept, and it is
14 something that we need at our Housing Authority, you
15 know. It's something we need here.

16 Like I have said over and over again,
17 something is always going to happen on our
18 developments. The question is: Is it positive or
19 negative. And this type of program is exactly it.
20 I mean, I think it hits a real sweet spot. It's a
21 great idea.

22 We do have some due diligence to do,
23 okay? We are taking a look at the community room
24 over at 311, okay, because we think we can set it
25 up, so that this program can use it doing the day.

1 We can do some storage, and then it is still
2 available for other community functions, because
3 they're using it during the day. We figured out how
4 we could do an area that's securable for their
5 equipment, so kind of that basic is there, you know,
6 that we think that space is usable, and we think it
7 would be a perfect space, I mean, right there in the
8 midst of what we are doing. We do have to do due
9 diligence --

10 COMMISSIONER MELLO: 311, you said?

11 EXECUTIVE DIRECTOR RECKO: Excuse me?

12 COMMISSIONER ROSS: 311.

13 EXECUTIVE DIRECTOR RECKO: Yes, 311.

14 We still have some due diligence, and
15 I'm working with Mr. Hughey on the non profit status
16 and his insurance statuses and stuff like that.
17 He's still working on that.

18 So like over the next month, you know,
19 we have been talking about him getting that
20 finalized and coming in with some of those items
21 before we would be able to give a full okay, so
22 we're going to be working on some of that due
23 diligence. Probably have a further discussion at a
24 residents service committee this coming month, and
25 you know, kind of going through that tick list of

1 what we need for him to get him up and running out
2 on our site.

3 COMMISSIONER MELLO: Do you think this
4 is something we could get up by July, so that the
5 graduating class --

6 MR. HUGHEY: We are planning on opening
7 on February 21st.

8 COMMISSIONER FORMAN: Oh, great.

9 MR. HUGHEY: So, you know, we have a
10 very aggressive schedule, and we're working
11 diligently on this program right now.

12 CHAIRWOMAN WEFER: It sounds like the
13 kind of program that will really change people's
14 lives.

15 COMMISSIONER FORMAN: Yeah.

16 MR. HUGHEY: It will. I've worked --
17 again, I wish I had brought the young lady here, but
18 she will tell you what it did for her life.

19 When you get a young person who has a
20 skill set and feels comfortable in the field, they
21 feel empowered. You know, they know they can do
22 something. They know people are looking at them
23 now, and it changes their whole life and their whole
24 perspective. And it is not just the training
25 itself. It's the other aspects of it that we do the

1 soft skills, again, the presentation skills, what to
2 say and what not to say, resume writing.

3 Again, we don't write them for you. We
4 make you write them yourself. We will correct them
5 and go through it with you, but we are not going to
6 do the work for you. We bring other professionals
7 in, people like yourself, just to talk to the
8 students, talk about their background and their
9 experience, where they came from, what it took for
10 them to get to where they are at.

11 Everybody has a story, so everybody has
12 a story -- and they might feel isolated, but if they
13 heard somebody else's story, they would realize I am
14 the same as this guy here, I'm the same as this lady
15 here. They had the same struggle that I had, and
16 look where they went.

17 But they never get a chance to see
18 those people. So to have them in live and actually
19 talk to them and interact with them is a great thing
20 for them, and it also gives us a chance to bring
21 employers in. So we bring employers in and let them
22 meet the students, so they might ask a question, and
23 an employer comes with us after and says, you know,
24 we are interested in this young person here coming
25 to work for us, just because of how they presented

1 themselves.

2 COMMISSIONER MELLO: Do you have
3 contact with students? Are you --

4 MR. HUGHEY: Oh, do I have direct
5 contact with students?

6 COMMISSIONER MELLO: Yes.

7 MR. HUGHEY: I have direct contact with
8 students. Not the students here. So far we haven't
9 picked them out yet.

10 COMMISSIONER MELLO: No, no. But I
11 mean when a class gets started.

12 MR. HUGHEY: Oh, absolutely. I'm in
13 there every day. I like to make sure that they know
14 what they're talking about.

15 COMMISSIONER MELLO: I say that as a
16 13-year Outer Borough teacher --

17 MR. HUGHEY: I make sure because --

18 COMMISSIONER MELLO: -- you got the
19 right ethos for it.

20 MR. HUGHEY: -- I always tell people,
21 you represent me, so -- and I plan on winning, so I
22 am not going to let you go out and act like a fool.
23 You're going to know what you're supposed to do.

24 I am honest with you guys. I am tough
25 on them. I am not playing any games with you. I'm

1 going to tell you what you need to know, and I am
2 going to be straight up with you. I'm going to be
3 upfront with you, and you need to perform.

4 CHAIRWOMAN WEFER: That sounds
5 incredible.

6 Thank you.

7 COMMISSIONER FORMAN: Yeah.

8 MR. HUGHEY: Any other questions?

9 THE REPORTER: I just have a question.
10 How do you spell that word, Comp what?

11 MR. HUGHEY: Oh, C-o-m-p-t-i-a, A Plus
12 Certification.

13 I mean, I know you have to take notes,
14 but that is a low level certification that we are
15 not going to focus on, again, because employers are
16 not looking for that. They're looking for more
17 skills, and I'm going to finish up.

18 There was an article in The Wall Street
19 Journal probably about three or four weeks ago, I
20 should have brought it, where employers were saying
21 we can't find enough programmers. We just cannot
22 find them, and this was The Wall Street Journal
23 saying that all of these companies are looking for
24 people with these skill sets, but we can't find
25 them. And if you have that type of skill set, I

1 mean, these jobs start up at \$80,000 a year.

2 Now, they may not start off right away
3 at 80,000. Typically what I see people start at is
4 like in the 50,000 range, but that is a big
5 difference from where they came from. As long as
6 you get the skill set and you work up, you're making
7 80, 90, a hundred-thousand dollars depending how far
8 you go and how well you know your stuff.

9 I.T. is one of the few fields that you
10 don't need a college degree. It's one of the few
11 that you don't need a college degree. You need that
12 training and you need that experience, certification
13 in some cases to be able to be gainfully employed.

14 COMMISSIONER MELLO: Because colleges
15 are not flexible enough to keep up with the changes.

16 MR. HUGHEY: They are not.

17 Thank you for your time.

18 COMMISSIONER FORMAN: Thank you.

19 EXECUTIVE DIRECTOR RECKO: Thank you.

20 CHAIRWOMAN WEFER: Dolores, is he here?

21 MS. GIBBONS: If you want to wait, we
22 can do it during new business.

23 CHAIRWOMAN WEFER: All right.

24 So a motion to go back on the agenda?

25 COMMISSIONER MELLO: Motion.

1 CHAIRWOMAN WEFER: Do I have a second?

2 COMMISSIONER FORMAN: Second.

3 CHAIRWOMAN WEFER: All in favor?

4 (All Board members answered in the
5 affirmative)

6 CHAIRWOMAN WEFER: Okay. So the first
7 resolution before us tonight is a motion to accept
8 the minutes of the Regular Meeting of Thursday,
9 November 10th, 2016.

10 Is there a motion?

11 COMMISSIONER MELLO: Motion.

12 COMMISSIONER DENING: Second.

13 CHAIRWOMAN WEFER: Are there any
14 questions or comments on this?

15 COMMISSIONER ROSS: Well, question --

16 CHAIRWOMAN WEFER: Yes.

17 COMMISSIONER ROSS: -- well, not a
18 question.

19 There is a mistake, 2016,11.10, it says
20 "H" and it should be "Hoboken."

21 CHAIRWOMAN WEFER: Oh, yeah.

22 Do you want to move to amend that?

23 COMMISSIONER ROSS: I move to amend it.

24 CHAIRWOMAN WEFER: I will second that.

25 So the motion before us is to amend the

<p style="text-align: center;">26</p> <p>1 meeting minutes under 2016-11.10 to change the</p> <p>2 Housing Authority of the City of "H," to the Housing</p> <p>3 Authority of the City of "Hoboken."</p> <p>4 All in favor?</p> <p>5 (All Board members answered in the</p> <p>6 affirmative)</p> <p>7 CHAIRWOMAN WEFER: Okay. So now, the</p> <p>8 motion pending before us is whether to accept the</p> <p>9 minutes as amended.</p> <p>10 Any further questions or comments?</p> <p>11 Okay. We're ready for the vote.</p> <p>12 EXECUTIVE DIRECTOR RECKO: J. Burrell?</p> <p>13 H. Forman?</p> <p>14 COMMISSIONER FORMAN: Yes.</p> <p>15 EXECUTIVE DIRECTOR RECKO: D. Dening?</p> <p>16 COMMISSIONER DENING: Yes.</p> <p>17 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>18 COMMISSIONER MELLO: Yes.</p> <p>19 EXECUTIVE DIRECTOR RECKO: L. Ross?</p> <p>20 COMMISSIONER ROSS: Yes.</p> <p>21 EXECUTIVE DIRECTOR RECKO: J. Sanford?</p> <p>22 VICE CHAIR SANFORD: Yes.</p> <p>23 EXECUTIVE DIRECTOR RECKO: D. Wefer?</p> <p>24 CHAIRWOMAN WEFER: Yes.</p> <p>25 The next resolution before us tonight</p>	<p style="text-align: center;">28</p> <p>1 COMMISSIONER ROSS: Okay.</p> <p>2 And I wanted to know, number five,</p> <p>3 number ten, what was the difference between a</p> <p>4 warrant of removal, and what does "AJG" mean and</p> <p>5 "CCG" mean?</p> <p>6 MR. KOTHERITHARA: Andrew Jackson</p> <p>7 Gardens and Christopher Columbus Gardens.</p> <p>8 So the question was five, and what was</p> <p>9 the other one, ten?</p> <p>10 COMMISSIONER ROSS: Ten.</p> <p>11 MR. KOTHERITHARA: So those are, I</p> <p>12 think the courts assign us one of four marshals to</p> <p>13 execute these warrants. They typically run \$78</p> <p>14 each. So, for example, five, we probably did four</p> <p>15 of them -- yes, Mark Sawyer did one of them --</p> <p>16 COMMISSIONER ROSS: Oh, okay.</p> <p>17 MR. KOTHERITHARA: -- so the fee is the</p> <p>18 same. It's just that he did multiple.</p> <p>19 COMMISSIONER ROSS: Okay. All right.</p> <p>20 Hum, the next question is: Number 14</p> <p>21 and number 15, the Mite Busters.</p> <p>22 What I wanted to know is -- okay -- do</p> <p>23 they go -- these two services, because it is two</p> <p>24 different services, right? One is the bed bugs, the</p> <p>25 flea, mice and rats, and the other one is the pest</p>
<p style="text-align: center;">27</p> <p>1 is Resolution 2016-12.03. This is a resolution</p> <p>2 authorizing the payment of the monthly list of bills</p> <p>3 for the Housing Authority.</p> <p>4 Is there a motion?</p> <p>5 COMMISSIONER MELLO: Motion.</p> <p>6 CHAIRWOMAN WEFER: Is there a second?</p> <p>7 COMMISSIONER FORMAN: Second.</p> <p>8 CHAIRWOMAN WEFER: Are there questions</p> <p>9 or comments on the list of bills?</p> <p>10 COMMISSIONER ROSS: Question.</p> <p>11 CHAIRWOMAN WEFER: Commissioner Ross?</p> <p>12 COMMISSIONER ROSS: Hum, okay. Number</p> <p>13 three, City of Hoboken fiscal year. Can you provide</p> <p>14 some insight on that, please?</p> <p>15 EXECUTIVE DIRECTOR RECKO: Sure.</p> <p>16 We are required under our agreement</p> <p>17 with the city to pay a payment in lieu of taxes on a</p> <p>18 yearly basis. That payment is calculated by our fee</p> <p>19 accountant, and then once a year we pay the city</p> <p>20 that payment in lieu of taxes. That is what "PILOT"</p> <p>21 is, and it's a HUD mandate. Payment In Lieu of</p> <p>22 Taxes.</p> <p>23 So we don't, as a Housing Authority, we</p> <p>24 don't directly pay taxes to the city. We do a</p> <p>25 payment in lieu of taxes.</p>	<p style="text-align: center;">29</p> <p>1 control. So do they do separate -- they go into the</p> <p>2 apartments on separate occasions, or they do it all</p> <p>3 at one time?</p> <p>4 MR. KOTHERITHARA: So Mite Busters, the</p> <p>5 monthly service --</p> <p>6 COMMISSIONER ROSS: Right.</p> <p>7 MR. KOTHERITHARA: -- there is a</p> <p>8 schedule that one of the Housing Authority's staff</p> <p>9 accompanies the Mite Busters, and there is a</p> <p>10 schedule that they go into say, for example, they</p> <p>11 start out at Andrew Jackson Gardens on Tuesday and</p> <p>12 Wednesday, the first week of the month.</p> <p>13 COMMISSIONER ROSS: Okay.</p> <p>14 MR. KOTHERITHARA: Then they will go</p> <p>15 through all of the buildings, all of the apartments</p> <p>16 out of the four weeks out of the month, so Tuesday,</p> <p>17 Wednesday.</p> <p>18 The line item that you are seeing</p> <p>19 previously for the special treatments --</p> <p>20 COMMISSIONER ROSS: Uh-huh.</p> <p>21 MR. KOTHERITHARA: -- bed bugs, any</p> <p>22 sort of special treatment that a tenant might</p> <p>23 request, they come back on Thursdays, and that's</p> <p>24 that person. There is like a special appointment</p> <p>25 made, so it is separate days.</p>

<p style="text-align: center;">30</p> <p>1 COMMISSIONER ROSS: Okay. Wow.</p> <p>2 So for number 14, number 14, do you</p> <p>3 know how many -- because for \$7,550, do you know how</p> <p>4 many people?</p> <p>5 MR. KOTHERITHARA: I don't know off the</p> <p>6 top of my head. I can definitely check on that.</p> <p>7 This is a new contractor that we</p> <p>8 brought on board back in June, so this is a</p> <p>9 catch-up, and some of their documentation wasn't in</p> <p>10 place, so that is why it is a larger invoice or a</p> <p>11 larger payment being made because it is for three</p> <p>12 months of services. As far as exactly how many, I</p> <p>13 don't know.</p> <p>14 COMMISSIONER ROSS: Okay. All right.</p> <p>15 That is it.</p> <p>16 CHAIRWOMAN WEFER: Any other further</p> <p>17 questions or comments on the list of bills?</p> <p>18 Okay. I think we are ready for the</p> <p>19 vote.</p> <p>20 EXECUTIVE DIRECTOR RECKO: J. Burrell?</p> <p>21 H. Forman?</p> <p>22 COMMISSIONER FORMAN: Yes.</p> <p>23 EXECUTIVE DIRECTOR RECKO: D. Dening?</p> <p>24 CHAIRWOMAN WEFER: Oh, I'm sorry. I</p> <p>25 have one question.</p>	<p style="text-align: center;">32</p> <p>1 Where the grass used to be, where the</p> <p>2 big pile is, is that going to be resodded or --</p> <p>3 EXECUTIVE DIRECTOR RECKO: In the</p> <p>4 spring.</p> <p>5 CHAIRWOMAN WEFER: By us?</p> <p>6 EXECUTIVE DIRECTOR RECKO: Yes.</p> <p>7 CHAIRWOMAN WEFER: Okay. I'm sorry.</p> <p>8 I have no more questions.</p> <p>9 EXECUTIVE DIRECTOR RECKO: Okay. I'll</p> <p>10 start over.</p> <p>11 CHAIRWOMAN WEFER: Yes.</p> <p>12 EXECUTIVE DIRECTOR RECKO: J. Burrell?</p> <p>13 H. Forman?</p> <p>14 COMMISSIONER FORMAN: Yes.</p> <p>15 EXECUTIVE DIRECTOR RECKO: D. Dening?</p> <p>16 COMMISSIONER DENING: Yes.</p> <p>17 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>18 COMMISSIONER MELLO: Yes.</p> <p>19 EXECUTIVE DIRECTOR RECKO: L. Ross?</p> <p>20 COMMISSIONER ROSS: Yes.</p> <p>21 EXECUTIVE DIRECTOR RECKO: J. Sanford?</p> <p>22 VICE CHAIR SANFORD: Yes.</p> <p>23 EXECUTIVE DIRECTOR RECKO: D. Wefer?</p> <p>24 CHAIRWOMAN WEFER: Yes.</p> <p>25 The next resolution is 2016-12.03.</p>
<p style="text-align: center;">31</p> <p>1 EXECUTIVE DIRECTOR RECKO: Yes.</p> <p>2 CHAIRWOMAN WEFER: I'm sorry.</p> <p>3 Is this the last payment on the</p> <p>4 generator project?</p> <p>5 MR. KOTHERITHARA: As far as the</p> <p>6 generator project goes, the punch list has been</p> <p>7 completed. We are holding back on the payments</p> <p>8 until the contractor submits all of their close-out</p> <p>9 documentation. It is not the final payout.</p> <p>10 My understanding from the engineer is</p> <p>11 that there is no additional work to be done.</p> <p>12 However, the Authority is not releasing the final</p> <p>13 retainage until close-out documents have been</p> <p>14 provided.</p> <p>15 CHAIRWOMAN WEFER: What is the</p> <p>16 retainage?</p> <p>17 MR. KOTHERITHARA: Our retainage is two</p> <p>18 percent of the contract, and -- so about \$10,000.</p> <p>19 CHAIRWOMAN WEFER: And that will be on</p> <p>20 a list of bills in the future?</p> <p>21 MR. KOTHERITHARA: In the future,</p> <p>22 correct.</p> <p>23 CHAIRWOMAN WEFER: I'm really sorry</p> <p>24 that I interrupted the roll call. I forgot that I</p> <p>25 had that question.</p>	<p style="text-align: center;">33</p> <p>1 This is a resolution to increase the amount of</p> <p>2 contract for special legal services, labor and</p> <p>3 litigation.</p> <p>4 Is there a motion?</p> <p>5 COMMISSIONER MELLO: Motion.</p> <p>6 CHAIRWOMAN WEFER: Is there a second?</p> <p>7 COMMISSIONER FORMAN: Second.</p> <p>8 COMMISSIONER DENING: Second.</p> <p>9 CHAIRWOMAN WEFER: Are there questions</p> <p>10 or comments on this?</p> <p>11 COMMISSIONER DENING: I have a</p> <p>12 question.</p> <p>13 So the increase is about \$44,000?</p> <p>14 Were we supposed to get a notification</p> <p>15 when they were again kind of pressing against the</p> <p>16 limits of the contract, as amended in August?</p> <p>17 CHAIRWOMAN WEFER: Email, can you</p> <p>18 address that a little bit for us?</p> <p>19 I'm not sure I understand.</p> <p>20 MR. KOTHERITHARA: I don't believe that</p> <p>21 that was a term of their contract that was executed</p> <p>22 back in December of '15.</p> <p>23 Since then, we have added verbiage into</p> <p>24 RFPs and contracts basically saying that when a</p> <p>25 professional's contract is approaching 80 percent of</p>

1 the not-to-exceed amount, they are to provide
2 written notification. But I don't believe in this
3 specific contract that was included. That is
4 something that you are going to see in the
5 resolutions going forward that we have incorporated,
6 but it wasn't in the prior ones.

7 CHAIRWOMAN WEFER: And I think in a few
8 discussions with the Director, it sounds like as we
9 go out again, we are going to try to get a more
10 realistic number upfront, so that --

11 EXECUTIVE DIRECTOR RECKO: I think we
12 are doing that now on all of our newer contracts.

13 I think traditionally we low balled
14 them coming in, and I think you will see we have
15 increased those allowable amounts in the future.

16 COMMISSIONER DENING: Thank you.

17 EXECUTIVE DIRECTOR RECKO: I finally
18 caught up to it.

19 Thanks, Emil.

20 (Laughter)

21 CHAIRWOMAN WEFER: Are there any other
22 questions or comments on this resolution?

23 Okay. I think we're ready for the
24 vote.

25 EXECUTIVE DIRECTOR RECKO: J. Burrell?

1 H. Forman?

2 COMMISSIONER FORMAN: Yes.

3 EXECUTIVE DIRECTOR RECKO: D. Dening?

4 COMMISSIONER DENING: Yes.

5 EXECUTIVE DIRECTOR RECKO: D. Mello?

6 COMMISSIONER MELLO: Yes.

7 EXECUTIVE DIRECTOR RECKO: L. Ross?

8 COMMISSIONER ROSS: Yes.

9 EXECUTIVE DIRECTOR RECKO: J. Sanford?

10 VICE CHAIR SANFORD: Yes.

11 EXECUTIVE DIRECTOR RECKO: D. Wefer?

12 CHAIRWOMAN WEFER: Yes.

13 The next resolution before us tonight
14 is 2016-12.04. This is a resolution to award a
15 contract for legal services to -- it says to
16 Fitzpatrick & Waterman.

17 So before I ask for a motion on this --
18 oh, yeah, this one does say before "the firm's
19 invoicing reaches 80 percent" in the resolution.

20 COMMISSIONER DENING: Yes.

21 CHAIRWOMAN WEFER: Director, can you
22 just give a little bit of background on how this --

23 EXECUTIVE DIRECTOR RECKO: Sure.

24 CHAIRWOMAN WEFER: -- or what the RFP
25 was and --

1 EXECUTIVE DIRECTOR RECKO: Yes. We did
2 an RFP for legal services for this time that
3 addressed all of our legal needs essentially, and as
4 far as every day general counsel, as well as labor
5 and litigation in one RFP. The first time we have
6 done it that way, and with the intent in the RFP
7 that we could then choose more than one company to
8 represent us, and then make the decision once we
9 chose them to go ahead and give this attorney that
10 particular job or another attorney that particular
11 job as we with went down the road with them, so it
12 would give us more flexibility in being able to
13 award jobs and choose the attorney that is right for
14 the job that came in the door for us.

15 We did have a special services
16 committee meeting and talked about these at length,
17 I do believe, and came out with a recommendation to
18 go with Fitzpatrick & Waterman, and Manfredi &
19 Pellechio, as you see on the next -- we will get
20 there on the next movement as well.

21 So that is where we were as of our
22 professional services committee.

23 Does that make sense to you?

24 CHAIRWOMAN WEFER: Yes.

25 So then I mulled this over quite a bit,

1 and because this Board has had such difficulty with
2 legal services, and because I think the Board itself
3 relies heavily upon legal counsel to be able to ask
4 advice on resolutions and things like that and
5 certainly within our committees, I think it is a
6 good idea for us to have two separate contracts that
7 have been done by two separate RFPs, which is the
8 typical way that things are done.

9 So I think -- the Director and I talked
10 briefly before the meeting tonight -- we are in an
11 awkward position because after tonight, we won't
12 have any contracts --

13 EXECUTIVE DIRECTOR RECKO: That is
14 correct.

15 CHAIRWOMAN WEFER: -- because the labor
16 and litigation one expires in December, and the
17 general counsel one, we awarded in April, and then
18 several months later HUD said, we are not counting
19 that because it was only one bid, so it is a very
20 weird situation to be in.

21 Personally, because of the issues that
22 we had in the past, I would really urge the Board
23 tonight to say let's go back out with two distinct
24 RFPs, so that everyone's roles are clearly defined.

25 COMMISSIONER DENING: I'm sorry. This

1 is two generic contracts for legal services for
 2 everything from labor and litigation to, you know,
 3 let's say tenant issues?
 4 EXECUTIVE DIRECTOR RECKO: Correct.
 5 COMMISSIONER MELLO: How long are we
 6 talking about before we could get a contract in
 7 place, if we do go back out?
 8 EXECUTIVE DIRECTOR RECKO: Well, it
 9 would probably be about two months to do the bidding
 10 and come back to you.
 11 We may be able to do this and come back
 12 to you in January. We have the holidays here, but
 13 that would be pretty quick.
 14 So say we came back to you with an RFP
 15 result in February, then we're probably in April
 16 when we do a contract.
 17 CHAIRWOMAN WEFER: I mean, well, we
 18 have RFPs from last time.
 19 EXECUTIVE DIRECTOR RECKO: Yeah. I
 20 mean, it wouldn't be that long to get them out --
 21 CHAIRWOMAN WEFER: I would imagine --
 22 EXECUTIVE DIRECTOR RECKO: -- so move
 23 that up a month. If we can get back to you in
 24 January, then you are probably talking about a
 25 60-day period, HUD approval, probably talking about

1 a 60-day period after that.
 2 CHAIRWOMAN WEFER: So we are going to
 3 be out of contract no matter what.
 4 EXECUTIVE DIRECTOR RECKO: We would be,
 5 yes.
 6 CHAIRWOMAN WEFER: I mean, even if we
 7 passed this tonight, we would still need 60 days --
 8 EXECUTIVE DIRECTOR RECKO: It would go
 9 into HUD next week, and I tend to be conservative on
 10 those because HUD has got their due diligence. You
 11 know, we could move that up a little bit, if HUD is
 12 ready.
 13 So, you know, I tend to give it the
 14 long-term, but so say if we pushed it even today, if
 15 we approved this tonight, the earliest we would
 16 probably have a contract would be a month from now
 17 even if we pushed that.
 18 So if we went to January, it would
 19 probably be mid February by the time they had a
 20 contract. If everything goes well and the wind is
 21 at our back, and HUD doesn't sit on it for three
 22 weeks.
 23 VICE CHAIR SANFORD: So, Director, when
 24 we had our procurement meeting, we went over this at
 25 length.

1 I am comfortable moving forward with
 2 the vote as they are.
 3 Has anything changed since then,
 4 because I thought that both you and Emil were in
 5 agreement we could move forward as currently
 6 configured?
 7 EXECUTIVE DIRECTOR RECKO: Yes.
 8 Well, I certainly understand the
 9 Chairwoman's concerns, you know, regarding it. But,
 10 again, we put a lot of time and effort and thought
 11 this was something to go with. We think we can use
 12 it as an administrative tool and use it well. But,
 13 again, it is kind of the Board's choice whether they
 14 want us to head back out with it or go down this
 15 road.
 16 COMMISSIONER MELLO: I am just kind of
 17 concerned, I mean, if we pulled this back, I mean,
 18 does it leave us without legal services for a number
 19 of months?
 20 CHAIRWOMAN WEFER: It just goes
 21 month-to-month. We had Daglian month-to-month for
 22 three years.
 23 COMMISSIONER FORMAN: Well, will it be
 24 covered, the legal --
 25 CHAIRWOMAN WEFER: I mean, I'm

1 saying -- our contracts go month to month -- well,
 2 apparently, you don't have one anyway.
 3 (Laughter)
 4 VICE CHAIR SANFORD: Can counsel offer
 5 an opinion --
 6 COMMISSIONER FORMAN: Yeah.
 7 COMMISSIONER MELLO: Well, I think --
 8 CHAIRWOMAN WEFER: Well, he can offer
 9 an opinion on what happens to the contracts.
 10 VICE CHAIR SANFORD: Is that okay?
 11 No --
 12 COMMISSIONER MELLO: Yeah. Honestly, I
 13 would rather err on the side of caution and not have
 14 legal counsel give any opinion on their own
 15 contract. I just think that is not quite kosher.
 16 COMMISSIONER FORMAN: Well, we're
 17 paying him month to month --
 18 CHAIRWOMAN WEFER: Well, and to be
 19 honest, that is one good reason why we should have
 20 two separate lawyers for two separate RFPs with
 21 contracts that the other attorney can draw up,
 22 because what happens -- so this RFP, who could
 23 advise us on it?
 24 COMMISSIONER FORMAN: Right.
 25 MR. HAROLD FITZPATRICK: Keep in mind

1 if you have two RFPs, you may end up in a situation
2 where only one proposer comes in --

3 CHAIRWOMAN WEFER: Right. So that --

4 MR. HAROLD FITZPATRICK: -- and some
5 day that has to be worked out with HUD, but I don't
6 know whether we have a contract right now.

7 I won't opine on your behalf. I'll
8 opine on my behalf. I don't know where we stand. I
9 don't know whether or not since April we have had a
10 contract or whether or not HUD is making it up as
11 they go along because they don't have any basis for
12 doing what they did, and they didn't do it in
13 writing.

14 So whatever you have been doing all
15 along is what is going to continue until this gets
16 worked out. The important thing is if you do award
17 contracts, that you are specific whether you follow
18 the Chairperson's approach, which is to be specific
19 in the RFP or in the actual contract based upon
20 these resolutions, but telling us what we are
21 working on. Because right now we are committed to a
22 whole bunch of tenancy dates, including one next
23 week, and we certainly want to make sure that you
24 are covered with respect to all of your legal
25 services, and you have got some existing litigation,

1 and in our RFP we actually said, please keep in mind
2 that although your RFP contemplates that one lawyer
3 would take over everything, we think it is not
4 necessarily a good idea to switch lawyers on
5 existing litigation items.

6 So I think whether you award tonight
7 and sort it out, or whether you sort it out and then
8 do new RFPs, there should be a sorting out of
9 assignments.

10 CHAIRWOMAN WEFER: So one of the things
11 we discussed at the procurement meeting is that if
12 we are to proceed in this way, we would need to get
13 a third attorney to draw up the contracts for each
14 of these RFPs because they are both conflicted,
15 which is one of the reasons I just don't think that
16 there are other ways to move forward.

17 Because how can Manfredi draft a
18 contract, specifically what would be encompassed
19 within Fitzpatrick & Waterman's contract, when they
20 have an interest in getting as much of that business
21 for themselves as possible? There is a conflict
22 there, I think --

23 COMMISSIONER MELLO: Can't we just
24 split this here without delaying it by -- like
25 what's the thing that is precluding us from just

1 splitting this here?

2 EXECUTIVE DIRECTOR RECKO: We certainly
3 could go back and say tonight, if you would wish, I
4 would think, Commissioner Wefer, that we would say
5 that firm if you would wish that the Board that this
6 firm gets our general counsel, and this firm gets
7 our labor and litigation and special counsel. You
8 can certainly say that, which would be going back to
9 where we have been so far.

10 I would just like to make a note that,
11 you know, we did bring this initially in a timely
12 manner before HUD refused to approve the contract
13 where we had to go back, and --

14 COMMISSIONER MELLO: What was their
15 basis of refusal?

16 EXECUTIVE DIRECTOR RECKO: That there
17 was only one bid. There was only one bid that came
18 in on the RFP.

19 And the other part of our issue here is
20 when we go out for a specific, for example, general
21 counsel, law firms in the area aren't very
22 incentivized to put in a proposal to us, because in
23 their view, whether it's right or wrong, our current
24 counsel has done a good job for us, and we are very
25 unlikely to change that counsel, so you tend not to

1 get that RFP in.

2 VICE CHAIR SANFORD: So based upon
3 previous denial, we now have two bids, so it would
4 be more difficult for HUD to reject us.

5 EXECUTIVE DIRECTOR RECKO: Clearly we
6 have two bids and be meeting their standard, and
7 that honestly was part of our strategy here was to
8 be able to bring both bids at one time and be able
9 to give the Authority the option.

10 One the RFP is in, the RFPs are in to
11 say this particular firm meets our needs here, and
12 this particular firm meets our needs there.

13 CHAIRWOMAN WEFER: I understand the
14 appeal of being able to pick and choose what lawyer
15 is going to do what, but I just see this potentially
16 creating problems, and the only problem that it
17 really solves is the fact that we only got one bid
18 on that one.

19 I think that if we went back out, we
20 could solicit bids and get more than one. I think
21 we might get at least two of them bidding on each
22 one.

23 So I am going to make a motion to -- I
24 don't know -- I mean, the problem we have here is if
25 we want to chop it up, if you want to amend the

1 resolution to say we want to do this tonight, we

2 don't have a lawyer to advise us on that --

3 MS. WAITERS: You can't vote anyway.

4 CHAIRWOMAN WEFER: -- I mean, I think

5 that is why I am really uncomfortable with it,

6 because we don't have legal counsel. It strikes me

7 as not the best idea, but we can't really get legal

8 counsel on it unless we go to a third party.

9 VICE CHAIR SANFORD: What would be

10 the -- let's say if we did approve this, what would

11 be the remedy and the sorting out that you and Emil

12 would take upon it?

13 What would be involved there?

14 EXECUTIVE DIRECTOR RECKO: Well, I

15 think we proposed two things at the subcommittee

16 meeting.

17 One: We proposed a small purchase to

18 obtain a third attorney to actually write the

19 agreements for us, because we didn't think that

20 would be so big, we would bring in a third attorney

21 to actually write them after tonight.

22 And then the second thing was once we

23 wrote those contracts to be able to sort out the

24 actual tasks that we were going to give to those

25 individual attorney firms.

1 CHAIRWOMAN WEFER: So what if -- well,

2 I was going to say what if on the evaluations, one

3 law firm did better than the other, but then we

4 ended up giving one of the law firms more work, is

5 that a basis for a challenge or -- I guess I am

6 seeking legal advice again, and I can't get it --

7 EXECUTIVE DIRECTOR RECKO: Yeah.

8 CHAIRWOMAN WEFER: -- I mean, I just

9 think that this way is fraught with danger and the

10 safe thing is to just do it, to go back out and do

11 it the normal way.

12 So I am going to make a motion to I

13 guess reject all bids and go back out with the

14 caveat that, you know, I hope that we can do it.

15 COMMISSIONER MELLO: What are the time

16 limits we are dealing with, Director, in rebidding?

17 EXECUTIVE DIRECTOR RECKO: It puts us

18 back in the same situation that we have been in now

19 with our general counsel.

20 When HUD refused to approve the RFP

21 three months ago now, that we had to go back out and

22 basically go month to month with the existing firms,

23 and it would put us in that position, to continue

24 that position with our general counsel, and I

25 believe enter that position with the labor and

1 litigation counsel.

2 COMMISSIONER MELLO: Did HUD

3 acknowledge that that would be the situation we

4 would be left in?

5 EXECUTIVE DIRECTOR RECKO: No. They

6 refused to approve it in writing, but they didn't

7 make any further opinion saying we understand we are

8 putting you in a predicament.

9 CHAIRWOMAN WEFER: And then it is

10 months after the fact that they are telling us about

11 the predicament they are putting us in.

12 EXECUTIVE DIRECTOR RECKO: Right. They

13 let the contract sit for a few months before they

14 made that clear decision to us after numerous phone

15 calls.

16 COMMISSIONER ROSS: Wow. Here we go

17 again.

18 COMMISSIONER DENING: You made the

19 motion.

20 CHAIRWOMAN WEFER: Yes. I made the

21 motion. It hasn't been seconded yet. If anybody

22 wants to second the motion to reject all bids and go

23 out with two separate RFPs.

24 COMMISSIONER FORMAN: I will second it.

25 CHAIRWOMAN WEFER: All right. Well, is

1 there a question or comment on this?

2 COMMISSIONER DENING: Well, I do want

3 to -- I know that there is a potential for conflict

4 here, but -- you know, and you can obviously recuse

5 yourself, if you feel like I am putting you in a

6 position, isn't -- I mean, wouldn't we put ourselves

7 in legal trouble, if we tried to separate the tasks

8 between these two contracts here?

9 Would we be putting ourselves in a

10 bind, or is that something that you don't feel

11 comfortable answering?

12 MR. HAROLD FITZPATRICK: Well, I have

13 no problem answering.

14 Legal trouble with whom?

15 COMMISSIONER DENING: I don't know.

16 You are the lawyer.

17 (Laughter)

18 MS. WAITERS: Well, why would you

19 answer that?

20 MR. HAROLD FITZPATRICK: Well, my

21 position is that the Board can pretty much do

22 whatever it wants as long as it follows the RFQs.

23 It followed them in the past. HUD has its own

24 position. You could never predict what they may do.

25 But as far as New Jersey law and what the procedures

1 are on RFPs, you took the RFPs, you got responses.

2 If you want to -- in effect what you
3 are doing tonight is designating to the Executive
4 Director the authority to decide which tasks he
5 assigns to which attorney. If you want to do that,
6 you have the right under the law to do that.

7 It is a policy decision, but the policy
8 decision sits in the hands of the Commissioners as
9 to whether or not they want to exercise it or give
10 it to the Director.

11 CHAIRWOMAN WEFER: So you mean in terms
12 of like whether we want to carve it up during this
13 meeting?

14 MR. HAROLD FITZPATRICK: Or based upon
15 new RFPs as opposed to what I believe Mr. Recko is
16 suggesting, which is to adopt the resolutions, and
17 then he will carve it out.

18 CHAIRWOMAN WEFER: So, I mean, and that
19 fundamentally is sort of I think the bottom of my
20 discomfort with this, which is that the Board has
21 battled in the past with the Executive Director over
22 legal counsel, and that with the separate RFPs and
23 co-defined roles, I think that the power stays more
24 with the Board concerning the attorneys versus
25 delegating more to the Director. That is probably

1 the source of most of my discomfort.

2 MS. WAITERS: Be careful.

3 COMMISSIONER MELLO: I mean, my
4 discomfort at this point is that we have been
5 talking about this with one of the attorneys, and I
6 am not questioning your judgment. I am just saying
7 now I am all sorts of uncomfortable because we have
8 received legal advice on this from one of the firms
9 involved, so for that reason alone, and it is truly
10 that reason alone for me, I guess I am going to vote
11 for this to go back out to bid.

12 But in the future we have to have
13 something lined up where we have an outside counsel
14 that can come in on just a one meeting basis to
15 advise when we are having discussions like this, and
16 I wish we had tonight, but...

17 VICE CHAIR SANFORD: I just offer as
18 another member of the procurement committee, and I
19 certainly understand the Chair's concerns, you know,
20 this would be a difference of opinion. But I
21 thought we could proceed with this. But I would ask
22 each Commissioner to vote how they think is best in
23 the best interests of the Housing Authority.

24 CHAIRWOMAN WEFER: Are there any
25 further questions?

1 Okay. So the motion that is on the
2 floor is whether to -- with regard to Resolution
3 2016-12.04 to reject all bids and go back out in two
4 separate RFPs.

5 Should we specify what the RFPs are
6 for?

7 I guess one would be for general
8 counsel tenancy and labor, and the other for
9 litigation. Is that --

10 EXECUTIVE DIRECTOR RECKO: That is
11 fine.

12 CHAIRWOMAN WEFER: And then I think
13 Commissioner Forman seconded that, so it is on the
14 floor now.

15 EXECUTIVE DIRECTOR RECKO: Yes.

16 CHAIRWOMAN WEFER: I guess we're ready
17 for the vote on that motion.

18 EXECUTIVE DIRECTOR RECKO: J. Burrell?
19 H. Forman?

20 COMMISSIONER FORMAN: Yes.

21 EXECUTIVE DIRECTOR RECKO: D. Denning?

22 COMMISSIONER DENING: Yes.

23 EXECUTIVE DIRECTOR RECKO: D. Mello?

24 COMMISSIONER MELLO: Yes.

25 EXECUTIVE DIRECTOR RECKO: L. Ross?

1 COMMISSIONER ROSS: Yes.

2 EXECUTIVE DIRECTOR RECKO: J. Sanford?

3 VICE CHAIR SANFORD: Abstain.

4 EXECUTIVE DIRECTOR RECKO: D. Wefer?

5 CHAIRWOMAN WEFER: Yes.

6 Okay. I don't know what it is with
7 this Housing Authority and legal contracts, but they
8 are always like way too complicated.

9 COMMISSIONER MELLO: As the next
10 resolution --

11 CHAIRWOMAN WEFER: The next resolution
12 is 2015-12.05. This is the same resolution as the
13 last one except with the other law firm, so I am
14 going to move to table this resolution on the same
15 reasons.

16 COMMISSIONER MELLO: Second.

17 CHAIRWOMAN WEFER: Any questions or
18 comments on that?

19 All right. We're ready for the vote.

20 EXECUTIVE DIRECTOR RECKO: J. Burrell?
21 H. Forman?

22 COMMISSIONER FORMAN: Yes.

23 EXECUTIVE DIRECTOR RECKO: D. Denning?

24 COMMISSIONER DENING: Yes.

25 EXECUTIVE DIRECTOR RECKO: D. Mello?

<p style="text-align: center;">54</p> <p>1 COMMISSIONER MELLO: Yes.</p> <p>2 EXECUTIVE DIRECTOR RECKO: L. Ross?</p> <p>3 COMMISSIONER ROSS: Yes.</p> <p>4 EXECUTIVE DIRECTOR RECKO: J. Sanford?</p> <p>5 VICE CHAIR SANFORD: Abstain.</p> <p>6 EXECUTIVE DIRECTOR RECKO: D. Wefer?</p> <p>7 CHAIRWOMAN WEFER: Yes.</p> <p>8 The next resolution before us is</p> <p>9 2016-12.06. This is a resolution to award a</p> <p>10 contract for fiscal audit services to Policari &</p> <p>11 Company.</p> <p>12 COMMISSIONER MELLO: Motion.</p> <p>13 CHAIRWOMAN WEFER: Second?</p> <p>14 COMMISSIONER DENING: Second.</p> <p>15 COMMISSIONER FORMAN: Second -- oh.</p> <p>16 CHAIRWOMAN WEFER: Questions or</p> <p>17 comments on this?</p> <p>18 COMMISSIONER DENING: I guess my</p> <p>19 question is, I understand that the -- our previous</p> <p>20 audit firm was rolled into another company.</p> <p>21 Which company were they rolled into?</p> <p>22 CHAIRWOMAN WEFER: Novogradac.</p> <p>23 COMMISSIONER DENING: Okay. Thank you.</p> <p>24 I liked them, but I think after three</p> <p>25 years, we got to have somebody else look at our</p>	<p style="text-align: center;">56</p> <p>1 accounting services.</p> <p>2 Is there a motion?</p> <p>3 COMMISSIONER MELLO: Motion.</p> <p>4 CHAIRWOMAN WEFER: Is there a second?</p> <p>5 COMMISSIONER FORMAN: Second.</p> <p>6 CHAIRWOMAN WEFER: This also went</p> <p>7 through the Professional Procurement Review</p> <p>8 Committee, and I think everybody selected this</p> <p>9 accountant.</p> <p>10 EXECUTIVE DIRECTOR RECKO: That's</p> <p>11 correct.</p> <p>12 CHAIRWOMAN WEFER: Any there any</p> <p>13 questions or comments on this?</p> <p>14 All right. I think we are ready for</p> <p>15 the vote.</p> <p>16 EXECUTIVE DIRECTOR RECKO: J. Burrell?</p> <p>17 H. Forman?</p> <p>18 COMMISSIONER FORMAN: Yes.</p> <p>19 EXECUTIVE DIRECTOR RECKO: D. Dening?</p> <p>20 COMMISSIONER DENING: Yes.</p> <p>21 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>22 COMMISSIONER MELLO: Yes.</p> <p>23 EXECUTIVE DIRECTOR RECKO: L. Ross?</p> <p>24 COMMISSIONER ROSS: Yes.</p> <p>25 EXECUTIVE DIRECTOR RECKO: J. Sanford?</p>
<p style="text-align: center;">55</p> <p>1 books.</p> <p>2 CHAIRWOMAN WEFER: I think you're</p> <p>3 right.</p> <p>4 Are there any questions or comments on</p> <p>5 this?</p> <p>6 This audit -- this firm has a ton of</p> <p>7 Housing Authority experience, so they are very well</p> <p>8 qualified.</p> <p>9 All right. I think we are ready for</p> <p>10 the vote.</p> <p>11 EXECUTIVE DIRECTOR RECKO: J. Burrell?</p> <p>12 H. Forman?</p> <p>13 COMMISSIONER FORMAN: Yes.</p> <p>14 EXECUTIVE DIRECTOR RECKO: D. Dening?</p> <p>15 COMMISSIONER DENING: Yes.</p> <p>16 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>17 COMMISSIONER MELLO: Yes.</p> <p>18 EXECUTIVE DIRECTOR RECKO: L. Ross?</p> <p>19 COMMISSIONER ROSS: Yes.</p> <p>20 EXECUTIVE DIRECTOR RECKO: J. Sanford?</p> <p>21 VICE CHAIR SANFORD: Yes.</p> <p>22 EXECUTIVE DIRECTOR RECKO: D. Wefer?</p> <p>23 CHAIRWOMAN WEFER: Yes.</p> <p>24 The next resolution is 2016-12.07.</p> <p>25 This is a resolution to award a contract for fee</p>	<p style="text-align: center;">57</p> <p>1 VICE CHAIR SANFORD: Yes.</p> <p>2 EXECUTIVE DIRECTOR RECKO: D. Wefer?</p> <p>3 CHAIRWOMAN WEFER: Yes.</p> <p>4 The next resolution before us tonight</p> <p>5 is 2016-12.08. This is a resolution awarding a</p> <p>6 contract for insurance consulting services.</p> <p>7 Is there a motion?</p> <p>8 COMMISSIONER MELLO: Motion.</p> <p>9 CHAIRWOMAN WEFER: Is there a second?</p> <p>10 COMMISSIONER DENING: Second.</p> <p>11 CHAIRWOMAN WEFER: Are there questions</p> <p>12 or comments on this resolution?</p> <p>13 This one also went through the</p> <p>14 Professional Procurement Committee.</p> <p>15 All right. We're ready for the vote.</p> <p>16 EXECUTIVE DIRECTOR RECKO: J. Burrell?</p> <p>17 H. Forman?</p> <p>18 COMMISSIONER FORMAN: Yes.</p> <p>19 EXECUTIVE DIRECTOR RECKO: D. Dening?</p> <p>20 COMMISSIONER DENING: Yes.</p> <p>21 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>22 COMMISSIONER MELLO: Yes.</p> <p>23 EXECUTIVE DIRECTOR RECKO: L. Ross?</p> <p>24 COMMISSIONER ROSS: Yes.</p> <p>25 EXECUTIVE DIRECTOR RECKO: J. Sanford?</p>

<p style="text-align: center;">58</p> <p>1 VICE CHAIR SANFORD: Yes.</p> <p>2 EXECUTIVE DIRECTOR RECKO: D. Wefer?</p> <p>3 CHAIRWOMAN WEFER: Abstain.</p> <p>4 The next resolution is 2016-12.09.</p> <p>5 This is a resolution authorizing the Housing</p> <p>6 Authority to award a contract for general</p> <p>7 engineering services to Lockwood Associates.</p> <p>8 So I am actually going to move to table</p> <p>9 this motion based on discussions with the -- well,</p> <p>10 Director, do you want to --</p> <p>11 EXECUTIVE DIRECTOR RECKO: Yes.</p> <p>12 Based on the discussions with our</p> <p>13 attorney and with Commissioner Wefer, we have</p> <p>14 decided that for now it would be a good idea to put</p> <p>15 this aside, that we have we think a legal strategy</p> <p>16 to continue the work on this contract because it's</p> <p>17 finishing last year's work.</p> <p>18 This firm is already with us, and</p> <p>19 Attorney Fitzpatrick enlightened us on a way to</p> <p>20 actually extend this contract and have him finish</p> <p>21 the work, so we are going to ask that it be tabled</p> <p>22 and taken from there.</p> <p>23 VICE CHAIR SANFORD: I would like to</p> <p>24 make a comment.</p> <p>25 I wasn't aware of this, and I am a</p>	<p style="text-align: center;">60</p> <p>1 COMMISSIONER DENING: Yes.</p> <p>2 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>3 COMMISSIONER MELLO: Yes.</p> <p>4 EXECUTIVE DIRECTOR RECKO: L. Ross?</p> <p>5 COMMISSIONER ROSS: Yes.</p> <p>6 EXECUTIVE DIRECTOR RECKO: J. Sanford?</p> <p>7 VICE CHAIR SANFORD: Abstain.</p> <p>8 EXECUTIVE DIRECTOR RECKO: D. Wefer?</p> <p>9 CHAIRWOMAN WEFER: Yes.</p> <p>10 The next resolution before us tonight</p> <p>11 is a resolution to award a contract for engineering</p> <p>12 services to Lan Associates.</p> <p>13 Is there a motion?</p> <p>14 COMMISSIONER MELLO: Motion.</p> <p>15 COMMISSIONER FORMAN: Second.</p> <p>16 CHAIRWOMAN WEFER: Are there questions</p> <p>17 or comments on this resolution?</p> <p>18 COMMISSIONER DENING: Hum, so I thought</p> <p>19 we -- so this is -- the first one that we tabled was</p> <p>20 a finishing out contract. This would be the regular</p> <p>21 contract for general engineering services?</p> <p>22 CHAIRWOMAN WEFER: Correct.</p> <p>23 So originally this RFP -- similarly</p> <p>24 legal services was going to be awarded to two firms,</p> <p>25 and now instead it is just going to be one. It's</p>
<p style="text-align: center;">59</p> <p>1 member of the procurement subcommittee. I am not</p> <p>2 comfortable with the idea that I am only finding out</p> <p>3 at the meeting, so I would like that to be remedied</p> <p>4 by counsel and by the Director.</p> <p>5 CHAIRWOMAN WEFER: Well, if it makes</p> <p>6 you feel any better, we literally talked about it</p> <p>7 five minutes before this meeting.</p> <p>8 VICE CHAIR SANFORD: It doesn't make it</p> <p>9 right.</p> <p>10 CHAIRWOMAN WEFER: Okay. I can talk to</p> <p>11 you about the legal basis for it afterwards.</p> <p>12 So the motion is to table this</p> <p>13 resolution based on legal counsel.</p> <p>14 Is there a second?</p> <p>15 COMMISSIONER DENING: Second.</p> <p>16 CHAIRWOMAN WEFER: Are there any</p> <p>17 questions on this?</p> <p>18 Commissioner Sanford?</p> <p>19 VICE CHAIR SANFORD: No comments.</p> <p>20 CHAIRWOMAN WEFER: Okay. I think we</p> <p>21 are ready for the vote.</p> <p>22 EXECUTIVE DIRECTOR RECKO: J. Burrell?</p> <p>23 H. Forman?</p> <p>24 COMMISSIONER FORMAN: Yes.</p> <p>25 EXECUTIVE DIRECTOR RECKO: D. Dening?</p>	<p style="text-align: center;">61</p> <p>1 not that concerning to do the other one.</p> <p>2 Are there any questions or comments on</p> <p>3 this?</p> <p>4 MR. MATTHEW FITZPATRICK: One thing I</p> <p>5 will point out, Madam Chair, before you take the</p> <p>6 vote is: In light of your decision to table the</p> <p>7 previous resolution, the fourth "whereas" clause,</p> <p>8 "Whereas, the Authority intends to exercise its</p> <p>9 right to award contracts to more than one successful</p> <p>10 proposer" might not necessarily be true any more.</p> <p>11 You might want to --</p> <p>12 CHAIRWOMAN WEFER: I move to strike</p> <p>13 that language from the resolution.</p> <p>14 COMMISSIONER DENING: Second.</p> <p>15 CHAIRWOMAN WEFER: Can we have the vote</p> <p>16 on that amendment to the resolution?</p> <p>17 EXECUTIVE DIRECTOR RECKO: J. Burrell?</p> <p>18 H. Forman?</p> <p>19 COMMISSIONER FORMAN: Yes.</p> <p>20 EXECUTIVE DIRECTOR RECKO: D. Dening?</p> <p>21 COMMISSIONER DENING: Yes.</p> <p>22 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>23 COMMISSIONER MELLO: Yes.</p> <p>24 EXECUTIVE DIRECTOR RECKO: L. Ross?</p> <p>25 COMMISSIONER ROSS: Yes.</p>

<p style="text-align: center;">62</p> <p>1 EXECUTIVE DIRECTOR RECKO: J. Sanford?</p> <p>2 VICE CHAIR SANFORD: Yes.</p> <p>3 EXECUTIVE DIRECTOR RECKO: D. Wefer?</p> <p>4 CHAIRWOMAN WEFER: Yes.</p> <p>5 Okay. So now the motion pending before</p> <p>6 us is whether to award the contract for engineering</p> <p>7 services as amended striking that language.</p> <p>8 I believe there was already a motion</p> <p>9 and a second. So are there further questions or</p> <p>10 comments?</p> <p>11 All right. We're ready for the vote.</p> <p>12 EXECUTIVE DIRECTOR RECKO: J. Burrell?</p> <p>13 H. Forman?</p> <p>14 COMMISSIONER FORMAN: Yes.</p> <p>15 EXECUTIVE DIRECTOR RECKO: D. Dening?</p> <p>16 COMMISSIONER DENING: Yes.</p> <p>17 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>18 COMMISSIONER MELLO: Yes.</p> <p>19 EXECUTIVE DIRECTOR RECKO: L. Ross?</p> <p>20 COMMISSIONER ROSS: Yes.</p> <p>21 EXECUTIVE DIRECTOR RECKO: J. Sanford?</p> <p>22 VICE CHAIR SANFORD: Yes.</p> <p>23 EXECUTIVE DIRECTOR RECKO: D. Wefer?</p> <p>24 CHAIRWOMAN WEFER: Yes.</p> <p>25 The next resolution before us tonight</p>	<p style="text-align: center;">64</p> <p>1 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>2 COMMISSIONER MELLO: Yes.</p> <p>3 EXECUTIVE DIRECTOR RECKO: L. Ross?</p> <p>4 COMMISSIONER ROSS: Yes.</p> <p>5 EXECUTIVE DIRECTOR RECKO: J. Sanford?</p> <p>6 VICE CHAIR SANFORD: Yes.</p> <p>7 EXECUTIVE DIRECTOR RECKO: D. Wefer?</p> <p>8 CHAIRWOMAN WEFER: Yes.</p> <p>9 The next resolution before us tonight</p> <p>10 is Resolution 2016-12.12. This is a resolution to</p> <p>11 reject all bids for the replacement of parking lot</p> <p>12 gates at Adams and Fox Hill Gardens.</p> <p>13 Is there a motion?</p> <p>14 COMMISSIONER MELLO: Motion.</p> <p>15 CHAIRWOMAN WEFER: Is there a second?</p> <p>16 COMMISSIONER DENING: I will second.</p> <p>17 CHAIRWOMAN WEFER: Director, can you</p> <p>18 tell us about this?</p> <p>19 EXECUTIVE DIRECTOR RECKO: I sure can.</p> <p>20 I don't know what Hovie has got to do</p> <p>21 with it. Could you do a quick look, because it is</p> <p>22 right on the top of your mind --</p> <p>23 COMMISSIONER FORMAN: I'm sorry.</p> <p>24 EXECUTIVE DIRECTOR RECKO: -- on the</p> <p>25 reason we are rejecting the three?</p>
<p style="text-align: center;">63</p> <p>1 is a resolution of the Housing Authority -- well, a</p> <p>2 resolution of the Housing Authority to award a</p> <p>3 contract for financial planning and program</p> <p>4 management services.</p> <p>5 Is there a motion?</p> <p>6 COMMISSIONER MELLO: Motion.</p> <p>7 CHAIRWOMAN WEFER: Is there a second?</p> <p>8 COMMISSIONER FORMAN: Second.</p> <p>9 CHAIRWOMAN WEFER: Has this been</p> <p>10 changed since --</p> <p>11 EXECUTIVE DIRECTOR RECKO: We are</p> <p>12 recommending that this be tabled at the current time</p> <p>13 because there are some issues that we have not</p> <p>14 sorted out with the financial planning contract.</p> <p>15 CHAIRWOMAN WEFER: Okay. So I move to</p> <p>16 table this resolution.</p> <p>17 COMMISSIONER DENING: Second.</p> <p>18 CHAIRWOMAN WEFER: Are there questions</p> <p>19 or comments on this?</p> <p>20 Okay. We're ready for the vote.</p> <p>21 EXECUTIVE DIRECTOR RECKO: J. Burrell?</p> <p>22 H. Forman?</p> <p>23 COMMISSIONER FORMAN: Yes.</p> <p>24 EXECUTIVE DIRECTOR RECKO: D. Dening?</p> <p>25 COMMISSIONER DENING: Yes.</p>	<p style="text-align: center;">65</p> <p>1 MR. KOTHERITHARA: This is the parking</p> <p>2 lot gates at Adams and Fox Hill, correct?</p> <p>3 EXECUTIVE DIRECTOR RECKO: Yes.</p> <p>4 MR. KOTHERITHARA: So this is being</p> <p>5 rejected because there were -- the low bidders were</p> <p>6 deemed to be nonresponsive. Their documents are</p> <p>7 required to be submitted with their bid, but were</p> <p>8 not.</p> <p>9 CHAIRWOMAN WEFER: Multiple of the low</p> <p>10 bids?</p> <p>11 MR. KOTHERITHARA: Yes. We looked at</p> <p>12 the three low bidders, and all three of them were</p> <p>13 deemed non complete.</p> <p>14 CHAIRWOMAN WEFER: Was there something</p> <p>15 wrong with the RFP or --</p> <p>16 MR. KOTHERITHARA: I know that the bid</p> <p>17 didn't include the business registration</p> <p>18 certificate --</p> <p>19 THE REPORTER: Emil, can you just speak</p> <p>20 a little bit louder?</p> <p>21 MR. KOTHERITHARA: Yes.</p> <p>22 The business registration certificate</p> <p>23 wasn't submitted in one. There was an</p> <p>24 acknowledgement addendum not received in the other.</p> <p>25 And, again, with the third, the person who bid in</p>

1 the middle had the same issue, the business
 2 registration certificate was not submitted.
 3 EXECUTIVE DIRECTOR RECKO: So we don't
 4 think it was a problem with the bid documents
 5 itself. There was some sloppy bidding.
 6 And then by the time you get to the
 7 next two, they are tied at the end. Once you reject
 8 those three for non compliance, so you are tied at
 9 the end, you have to rebid.
 10 COMMISSIONER FORMAN: You got to go
 11 back out.
 12 EXECUTIVE DIRECTOR RECKO: I hate to do
 13 it, but --
 14 COMMISSIONER FORMAN: Geez.
 15 CHAIRWOMAN WEFER: This is on the
 16 table, right?
 17 Were there further questions or
 18 comments on this?
 19 All right. We're ready for the vote.
 20 EXECUTIVE DIRECTOR RECKO: J. Burrell?
 21 H. Forman?
 22 COMMISSIONER FORMAN: Yes.
 23 EXECUTIVE DIRECTOR RECKO: D. Dening?
 24 COMMISSIONER DENING: For tabling this,
 25 yes.

1 EXECUTIVE DIRECTOR RECKO: D. Mello?
 2 COMMISSIONER MELLO: Yes.
 3 EXECUTIVE DIRECTOR RECKO: You're
 4 approving the resolution to reject all bids.
 5 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 2016-12.13. This is a resolution to
 13 award a contract for building upgrades at Monroe
 14 Gardens, Adams Gardens and Fox Hill Gardens.
 15 Is there a motion?
 16 COMMISSIONER MELLO: Motion.
 17 CHAIRWOMAN WEFER: Is there a second?
 18 COMMISSIONER FORMAN: Second.
 19 CHAIRWOMAN WEFER: Director, can you
 20 tell us about this?
 21 EXECUTIVE DIRECTOR RECKO: Yes.
 22 I am excited about this one. We do
 23 have finally the building entrance upgrades at our
 24 elderly and disabled sites. We have been working on
 25 this for quite a while.

1 We did receive our bids, and you will
 2 note that the low bidder, again, the low bidder here
 3 did not include their New Jersey business
 4 registration certificate, so we are recommending
 5 that the contract not be given to the low bidder.
 6 The second low bidder in this case is
 7 in compliance, Tech-Con Construction (phonetic), and
 8 we are very pleased overall with that bid, and we
 9 are recommending that we move ahead.
 10 This is for, again, this is for new
 11 entries for our elderly and disabled, slider type
 12 doors, handicapped disabled button, double doors at
 13 all of these sites needed for a long time.
 14 COMMISSIONER MELLO: And legal counsel
 15 agrees with that as a basis for rejecting the low
 16 bid?
 17 MR. MATTHEW FITZPATRICK: Yes.
 18 COMMISSIONER MELLO: Thank you.
 19 COMMISSIONER ROSS: Director, is it
 20 front entrance and back or --
 21 EXECUTIVE DIRECTOR RECKO: These are
 22 the front entries at these buildings. This
 23 addresses the front entry on these buildings.
 24 COMMISSIONER ROSS: Okay.
 25 COMMISSIONER FORMAN: That is the two,

1 the one main and the secondary one?
 2 EXECUTIVE DIRECTOR RECKO: Correct.
 3 COMMISSIONER FORMAN: Okay.
 4 CHAIRWOMAN WEFER: They all will be
 5 sliding glass doors, right?
 6 EXECUTIVE DIRECTOR RECKO: Correct,
 7 yes.
 8 CHAIRWOMAN WEFER: That is great.
 9 Any further questions or comments on
 10 this resolution?
 11 Okay. We're ready for the vote.
 12 EXECUTIVE DIRECTOR RECKO: J. Burrell?
 13 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 The next resolution is 2016- 12.14.

1 This is a resolution to award a contract for
 2 electrical service.
 3 Is there a motion?
 4 COMMISSIONER MELLO: Motion.
 5 CHAIRWOMAN WEFER: Is there a second?
 6 COMMISSIONER FORMAN: Second.
 7 CHAIRWOMAN WEFER: I will second it.
 8 COMMISSIONER FORMAN: I'll second it.
 9 (Laughter)
 10 CHAIRWOMAN WEFER: Are there any
 11 questions or comments on this resolution?
 12 So this is I think one of those
 13 longstanding things that we needed to have.
 14 Do you want to, Director --
 15 EXECUTIVE DIRECTOR RECKO: Yes, it is.
 16 This, and I might as well say, you
 17 know, that the following, I think the following ones
 18 for general construction services, locksmith
 19 services and plumbing services, we have needed for a
 20 long time to be able to prebid services for this
 21 Housing Authority. So in case we need an
 22 electrician to come in, we got somebody on standby.
 23 We got a contractor that can come up. They are
 24 prebid. We know their prices. We can give them a
 25 call and say: We need you to come in. This is

1 something either our staff can't handle because it
 2 goes beyond our skills, or we have got too much work
 3 in the door right at that moment, so we can go out
 4 and call somebody to take care of an issue.
 5 This is standard practice throughout my
 6 career, and the same with Mr. Goddin's career, and
 7 it really gives Mr. Goddin a new tool to be able to
 8 address things that come in the door.
 9 In the past, you know, as soon as we
 10 ran into a problem, and we got a bidding limit, we
 11 have to go out and get three proposals. It can take
 12 forever if we have an emergency. So, of course, for
 13 an emergency we're allowed to go out immediately,
 14 but for something that is not deemed an emergency,
 15 but is urgent, something we need to get done, and we
 16 have to go out and get the proposals, and we've got
 17 to get them back in. This gives us the ability to
 18 call that contractor, have them in, get the work
 19 done, and get the resident's apartment fixed, get
 20 the boiler back, whatever we've got, an electrical
 21 issue, and it gives us that tool.
 22 These amounts you see here are not to
 23 exceed amounts. This doesn't necessarily mean we
 24 are going to spend this amount over the course of
 25 the year, but it is an amount that we can then

1 budget and not exceed over time.
 2 Anything else, Rick, that you want to
 3 say?
 4 MR. GODDIN: That sums it up. It makes
 5 me breathe a little easier.
 6 (Laughter)
 7 CHAIRWOMAN WEFER: Other questions or
 8 comments?
 9 Okay. I think we're ready for the
 10 vote.
 11 EXECUTIVE DIRECTOR RECKO: J. Burrell?
 12 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 is Resolution
 25 2016-12.15. This is a resolution to award a

1 contract for general construction service.
 2 Is there a motion?
 3 COMMISSIONER MELLO: Motion.
 4 CHAIRWOMAN WEFER: Is there a second?
 5 COMMISSIONER DENING: Second.
 6 CHAIRWOMAN WEFER: So is this the same
 7 thing, but with Tsuj Construction?
 8 EXECUTIVE DIRECTOR RECKO: Exactly the
 9 same principle, yes.
 10 CHAIRWOMAN WEFER: Are there questions
 11 or comments on this resolution?
 12 EXECUTIVE DIRECTOR RECKO: One thing I
 13 might add on the last one and this one, too, if you
 14 remember, I will get to it in my report, too, but,
 15 you know, HUD had asked us as part of our recovery
 16 plan to do this type of thing. They wanted us to
 17 get a good outsourcing plan here, so it is also
 18 addressing part of our recovery plan with HUD by the
 19 way.
 20 COMMISSIONER MELLO: Good.
 21 CHAIRWOMAN WEFER: I think we are ready
 22 for the vote.
 23 EXECUTIVE DIRECTOR RECKO: J. Burrell?
 24 H. Forman?
 25 COMMISSIONER FORMAN: Yes.

<p style="text-align: center;">74</p> <p>1 EXECUTIVE DIRECTOR RECKO: D. Dening?</p> <p>2 COMMISSIONER DENING: Yes.</p> <p>3 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>4 COMMISSIONER MELLO: Yes.</p> <p>5 EXECUTIVE DIRECTOR RECKO: L. Ross?</p> <p>6 COMMISSIONER ROSS: Yes.</p> <p>7 EXECUTIVE DIRECTOR RECKO: J. Sanford?</p> <p>8 VICE CHAIR SANFORD: Yes.</p> <p>9 EXECUTIVE DIRECTOR RECKO: D. Wefer?</p> <p>10 CHAIRWOMAN WEFER: Yes.</p> <p>11 The next resolution is a resolution of</p> <p>12 the Housing Authority to award a contract for</p> <p>13 locksmith service.</p> <p>14 Is there a motion?</p> <p>15 COMMISSIONER MELLO: Motion.</p> <p>16 CHAIRWOMAN WEFER: Is there a second?</p> <p>17 COMMISSIONER FORMAN: Second.</p> <p>18 CHAIRWOMAN WEFER: Director, the same</p> <p>19 thing?</p> <p>20 EXECUTIVE DIRECTOR RECKO: Yes, the</p> <p>21 same thing, except with the note that we didn't go</p> <p>22 with the lowest bidder here. It's the only one we</p> <p>23 haven't because their bid package was not complete.</p> <p>24 COMMISSIONER MELLO: And legal counsel</p> <p>25 agrees with that assessment?</p>	<p style="text-align: center;">76</p> <p>1 CHAIRWOMAN WEFER: Are there other</p> <p>2 questions or comments on this?</p> <p>3 COMMISSIONER ROSS: So the locksmith</p> <p>4 will be used for what reason?</p> <p>5 EXECUTIVE DIRECTOR RECKO: When we have</p> <p>6 issues on basic locks, keys, when we need to</p> <p>7 purchase lock sets, when we need to have keys cut,</p> <p>8 when we need to have master keys done that we are</p> <p>9 not licensed to do, we turn to a locksmith for those</p> <p>10 services.</p> <p>11 They keep our master key codes. They</p> <p>12 are licensed locksmiths, so we can go to them and</p> <p>13 have replication of that. Should we or somebody</p> <p>14 here pass away or something like that, they have got</p> <p>15 those codes.</p> <p>16 COMMISSIONER FORMAN: That's like</p> <p>17 medical locks?</p> <p>18 EXECUTIVE DIRECTOR RECKO: Keepers is</p> <p>19 of the keys.</p> <p>20 CHAIRWOMAN WEFER: Okay. Any further</p> <p>21 comments or questions on this resolution?</p> <p>22 I think we're ready for the vote.</p> <p>23 EXECUTIVE DIRECTOR RECKO: J. Burrell?</p> <p>24 H. Forman?</p> <p>25 COMMISSIONER FORMAN: Yes.</p>
<p style="text-align: center;">75</p> <p>1 MR. MATTHEW FITZPATRICK: Yes.</p> <p>2 COMMISSIONER MELLO: Just a</p> <p>3 confirmation. Thank you.</p> <p>4 CHAIRWOMAN WEFER: I mean, is it an</p> <p>5 option to go back out --</p> <p>6 EXECUTIVE DIRECTOR RECKO: Of course.</p> <p>7 CHAIRWOMAN WEFER: -- because this is a</p> <p>8 fairly big difference. It's like a holiday party,</p> <p>9 right?</p> <p>10 EXECUTIVE DIRECTOR RECKO: We don't</p> <p>11 have to use all of those hours.</p> <p>12 CHAIRWOMAN WEFER: Okay.</p> <p>13 EXECUTIVE DIRECTOR RECKO: You know,</p> <p>14 this is a top end budget.</p> <p>15 MR. KOTHERITHARA: One thing to note on</p> <p>16 that low bid, the reason that it was so low is that</p> <p>17 they didn't include -- that low bidder didn't</p> <p>18 include all of the requested hours.</p> <p>19 CHAIRWOMAN WEFER: Oh.</p> <p>20 MR. KOTHERITHARA: There were three</p> <p>21 components, some of them to about 240 hours. They</p> <p>22 only included it only for one for about 80 hours.</p> <p>23 CHAIRWOMAN WEFER: Okay.</p> <p>24 EXECUTIVE DIRECTOR RECKO: Thank you,</p> <p>25 Emil.</p>	<p style="text-align: center;">77</p> <p>1 EXECUTIVE DIRECTOR RECKO: D. Dening?</p> <p>2 COMMISSIONER DENING: Yes.</p> <p>3 EXECUTIVE DIRECTOR RECKO: D. Mello?</p> <p>4 COMMISSIONER MELLO: Yes.</p> <p>5 EXECUTIVE DIRECTOR RECKO: L. Ross?</p> <p>6 COMMISSIONER ROSS: Yes.</p> <p>7 EXECUTIVE DIRECTOR RECKO: J. Sanford?</p> <p>8 VICE CHAIR SANFORD: Yes.</p> <p>9 EXECUTIVE DIRECTOR RECKO: D. Wefer?</p> <p>10 CHAIRWOMAN WEFER: Yes.</p> <p>11 Okay. The next resolution before us</p> <p>12 tonight is Resolution 2016-12.17. This is a</p> <p>13 resolution authorizing the work for plumbing</p> <p>14 service.</p> <p>15 Is there a motion?</p> <p>16 COMMISSIONER MELLO: Motion.</p> <p>17 CHAIRWOMAN WEFER: Is there a second?</p> <p>18 COMMISSIONER FORMAN: Second.</p> <p>19 CHAIRWOMAN WEFER: Director, same?</p> <p>20 EXECUTIVE DIRECTOR RECKO: Yes, it is</p> <p>21 the same issue.</p> <p>22 CHAIRWOMAN WEFER: Same company, right?</p> <p>23 COMMISSIONER FORMAN: They do</p> <p>24 everything.</p> <p>25 CHAIRWOMAN WEFER: So they're going to</p>

1 be construction, and if we approve this, plumbing,
 2 and locksmith?
 3 EXECUTIVE DIRECTOR RECKO: Yes.
 4 CHAIRWOMAN WEFER: Okay.
 5 Are there any questions or comments on
 6 this resolution?
 7 I think we're ready for vote.
 8 EXECUTIVE DIRECTOR RECKO: J. Burrell?
 9 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 Okay. Director, can you talk to us
 22 about 18? I have no resolution.
 23 Okay. This is the resolution
 24 authorizing and approving the amendment of the
 25 Authority's contract with Hunt, Hamlin & Ridley.

1 Is this open session?
 2 EXECUTIVE DIRECTOR RECKO: That could
 3 be moved, if you wish.
 4 CHAIRWOMAN WEFER: I don't know if it
 5 should be or not.
 6 Counsel?
 7 MR. MATTHEW FITZPATRICK: That is up to
 8 you. It can be considered in closed session.
 9 CHAIRWOMAN WEFER: It has to do with
 10 the litigation, and if we are going to discuss it,
 11 then I think we should do that in closed session, so
 12 I am going to move to table this to closed session.
 13 Is that --
 14 MR. MATTHEW FITZPATRICK: That is
 15 appropriate.
 16 CHAIRWOMAN WEFER: Is there a second?
 17 COMMISSIONER MELLO: Second.
 18 CHAIRWOMAN WEFER: Questions or
 19 comments on moving Resolution 18 to closed session?
 20 Are we okay in terms of the agenda
 21 having been advertised properly for closed session?
 22 MR. MATTHEW FITZPATRICK: Yes. There
 23 is closed session on the agenda.
 24 CHAIRWOMAN WEFER: Okay.
 25 COMMISSIONER FORMAN: What about the

1 speaker?
 2 CHAIRWOMAN WEFER: You are waiting for
 3 somebody, right?
 4 MS. GIBBONS: We're waiting for Gary
 5 Greenberg to come in, the Director. I'm sorry.
 6 CHAIRWOMAN WEFER: Oh, all right. I
 7 thought so. I thought you said we were waiting.
 8 Okay. Any further questions or
 9 comments on moving this to closed session?
 10 All right. I think we're ready for the
 11 vote.
 12 EXECUTIVE DIRECTOR RECKO: J. Burrell?
 13 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 The next resolution is a resolution to

1 adopt a defiant trespass and ban policy.
 2 Is there a motion?
 3 COMMISSIONER MELLO: Motion.
 4 COMMISSIONER FORMAN: Motion -- second.
 5 (Laughter)
 6 CHAIRWOMAN WEFER: Are there questions
 7 or comments on this?
 8 COMMISSIONER FORMAN: Third.
 9 COMMISSIONER ROSS: Fourth.
 10 (Laughter)
 11 CHAIRWOMAN WEFER: How is this
 12 different from the one we adopted at the last
 13 meeting?
 14 EXECUTIVE DIRECTOR RECKO: It is not.
 15 Although last meeting you adopted for me to go out
 16 and present it to the residents and accept comments,
 17 and then should there be no significant comments or
 18 changes, to bring it back to you for a final
 19 approval.
 20 MR. MATTHEW FITZPATRICK: Right.
 21 Madam Chair, the language last time --
 22 I'm sorry, Director --
 23 EXECUTIVE DIRECTOR RECKO: No, please
 24 go ahead.
 25 MR. MATTHEW FITZPATRICK: -- the

1 caption on the previous resolution last month was to
 2 introduce the policy, and in that resolution you
 3 invited comment, and this would be to adopt it.
 4 EXECUTIVE DIRECTOR RECKO: So since
 5 that time I have had meet and greets everywhere, and
 6 went over the policy in detail with the residents
 7 and, you know, we had a lot of questions regarding
 8 how it would treat visitors, a lot of questions
 9 regarding who would enforce it and who wouldn't
 10 enforce it, but there was really no suggestions of
 11 any changes.

12 I think by the end on this policy as I
 13 presented it, there was I could say some real wide
 14 support for making this happen. This, again, gives
 15 us a tool that we have not had before here at the
 16 Hoboken Housing Authority.

17 I think once you would final approve
 18 it, I would then go back to the chief and Captain
 19 Campbell and the police department, and we will have
 20 some meetings on this on enforcement and how we are
 21 going to do it. But I think it is an exciting
 22 development for us, and it gives us a tool to keep
 23 people that do not live on Housing Authority
 24 property that are causing trouble off of our
 25 developments. It will give us a strong tool in that

1 regard.

2 COMMISSIONER MELLO: If I could, I
 3 would just like to say, you know, I chair the Public
 4 Safety Committee on the city and all parties
 5 involved have been really eager to get this in place
 6 because the memorandum of understanding, which we
 7 entered into at the police department, really
 8 doesn't have any teeth without something like this
 9 going hand in hand with it, so now that this is in
 10 place, the police department can really, you know,
 11 properly make sure that nobody is on Housing
 12 Authority property that shouldn't be there and to
 13 make the whole environment much safer for all of the
 14 residents.

15 COMMISSIONER ROSS: I have a question.

16 EXECUTIVE DIRECTOR RECKO: Yes.

17 COMMISSIONER ROSS: So once you have a
 18 meeting with Detective Campbell, then how is this
 19 going to be produced to the tenants, because I am
 20 asking, and the reason why I am asking is because if
 21 something happens, I don't want a tenant to say,
 22 well, you know what, I didn't -- nobody gave me, you
 23 know, the trespass policy, so what are you talking
 24 about?

25 So I need to know how that is going to

1 be --

2 (Members in the audience talking at
 3 once)

4 EXECUTIVE DIRECTOR RECKO: So there is
 5 a couple ways that will happen.

6 One way it will happen is a
 7 redistribution of this to all of our units. It will
 8 be a mass distribution that this is now a final
 9 policy that has been passed by the Board.

10 There will be posting on all of our
 11 management offices and billboards, and then third,
 12 at my next round of resident meetings, we will
 13 re-review it at our next meeting. It will also be
 14 posted on our website.

15 COMMISSIONER MELLO: Will there be any
 16 requirement to sign for it if you are on a lease?

17 MS. REYES: It should be included in
 18 the lease.

19 EXECUTIVE DIRECTOR RECKO: The
 20 signature for the actual policy would not happen
 21 until the reexamination, the yearly reexamination.

22 COMMISSIONER MELLO: Would this be
 23 considered like an addendum to the lease that needs
 24 to go through some sort of --

25 EXECUTIVE DIRECTOR RECKO: Well, it is

1 really an addendum to our policy. It's not an
 2 addendum to the lease as such. Any time we do a new
 3 policy at the Housing Authority, it is not an
 4 automatic addendum to the lease, and this would not
 5 be an addendum to the lease. It is not identified
 6 as that. It is part of our admissions and continued
 7 occupancy policy, not as an addendum to the lease.

8 COMMISSIONER MELLO: Okay.

9 COMMISSIONER ROSS: Another question.

10 EXECUTIVE DIRECTOR RECKO: Yes.

11 COMMISSIONER ROSS: Now, when you say
 12 mass distribution, I am just thinking, we are not
 13 talking about sliding it under the doors, right?

14 EXECUTIVE DIRECTOR RECKO: Well, how
 15 would you like it distributed?

16 Is there a way --

17 COMMISSIONER ROSS: It needs to be
 18 mailed.

19 EXECUTIVE DIRECTOR RECKO: -- that
 20 would be different --

21 COMMISSIONER ROSS: It needs to be
 22 mailed. That is just my opinion.

23 EXECUTIVE DIRECTOR RECKO: We can mail
 24 it.

25 CHAIRWOMAN WEFER: How much does it

1 cost to do campus-wide mailing?
2 EXECUTIVE DIRECTOR RECKO: I don't
3 think I have done one here, so, you know, do the
4 math, you know --
5 COMMISSIONER ROSS: It is better to be
6 safe than sorry.
7 (Board members confer)
8 EXECUTIVE DIRECTOR RECKO: Probably in
9 that range --
10 CHAIRWOMAN WEFER: We will find out.
11 EXECUTIVE DIRECTOR RECKO: Yes, we can
12 find out.
13 COMMISSIONER DENING: Can we bundle it
14 up with some stuff?
15 CHAIRWOMAN WEFER: Yeah, we might as
16 well get the maximum. We have lots of information
17 to share.
18 (Laughter)
19 EXECUTIVE DIRECTOR RECKO: Because I
20 believe what we have traditionally done is have our
21 maintenance guys go around and distribute it and
22 probably slide it under the door.
23 I did at our meetings, I had, you know,
24 I think I had very few people, if any, that said
25 they hadn't gotten it. Maybe your experience was

1 different, but --
2 CHAIRWOMAN WEFER: People that had not,
3 they wouldn't come to the meetings.
4 COMMISSIONER ROSS: Hadn't gotten what?
5 EXECUTIVE DIRECTOR RECKO: We did
6 distribute the trespassing policy.
7 COMMISSIONER ROSS: No, I didn't get
8 it.
9 UNIDENTIFIED VOICE: I didn't get one
10 either.
11 MS. REYES: And the parking.
12 ANOTHER UNIDENTIFIED VOICE: I didn't.
13 ANOTHER UNIDENTIFIED VOICE: I got it.
14 COMMISSIONER ROSS: Well, I didn't get
15 it. I can't speak for the entire 300, but I can
16 ask.
17 EXECUTIVE DIRECTOR RECKO: That really
18 upsets me, so --
19 COMMISSIONER ROSS: It should. It
20 upsets me.
21 EXECUTIVE DIRECTOR RECKO: -- yeah, it
22 would.
23 COMMISSIONER MELLO: I normally
24 wouldn't want to ever spend money that we can avoid
25 spending, but this is a such a good policy, and it's

1 important --
2 COMMISSIONER ROSS: Yes.
3 COMMISSIONER MELLO: -- publicity is
4 part of what I think would be effective, so --
5 EXECUTIVE DIRECTOR RECKO: And if there
6 is something going on with my staff, where we are
7 ordering this to be distributed, and folks like you
8 aren't getting it, you need to solve that. And if
9 that means mailing it, we will mail it, because
10 these messages --
11 COMMISSIONER ROSS: I would appreciate
12 it.
13 EXECUTIVE DIRECTOR RECKO: -- on this
14 and other things need to go out, and I need to get
15 that feedback.
16 So thank you.
17 COMMISSIONER ROSS: You are welcome.
18 CHAIRWOMAN WEFER: It is a problem,
19 right, because if people don't get something they
20 are supposed to get, they don't know --
21 EXECUTIVE DIRECTOR RECKO: Clearly.
22 COMMISSIONER ROSS: Right.
23 CHAIRWOMAN WEFER: -- so they can't
24 complain about the fact they didn't get it.
25 EXECUTIVE DIRECTOR RECKO: Clearly.

1 And our tradition has been to have maintenance
2 distribute it. Everyone's getting it, that's great,
3 everyone's got it. Well, if that is not happening,
4 we need to know that, so we can find another method.
5 COMMISSIONER ROSS: Well, you know, the
6 thing is, it's either/or. You are going to get it
7 in the mail, and then when you get recertified, you
8 still have to sign it anyway, so either way you got
9 it.
10 EXECUTIVE DIRECTOR RECKO: Or when you
11 get recertified.
12 CHAIRWOMAN WEFER: Thank you,
13 Commissioner Mello, and Commissioner Ross, and
14 Commissioner Forman, everybody who was involved in
15 those committees. I thought it was these three over
16 here. This is a great policy.
17 And I think we are ready for the vote.
18 EXECUTIVE DIRECTOR RECKO: J. Burrell?
19 H. Forman?
20 COMMISSIONER FORMAN: Yes.
21 EXECUTIVE DIRECTOR RECKO: D. Dening?
22 COMMISSIONER DENING: Yes.
23 EXECUTIVE DIRECTOR RECKO: D. Mello?
24 COMMISSIONER MELLO: Yes.
25 EXECUTIVE DIRECTOR RECKO: L. Ross?

<p style="text-align: center;">90</p> <p>1 COMMISSIONER ROSS: Yes.</p> <p>2 EXECUTIVE DIRECTOR RECKO: J. Sanford?</p> <p>3 VICE CHAIR SANFORD: Yes.</p> <p>4 EXECUTIVE DIRECTOR RECKO: D. Wefer?</p> <p>5 CHAIRWOMAN WEFER: Yes.</p> <p>6 CHAIRWOMAN WEFER: Okay. So that</p> <p>7 concludes our resolutions.</p> <p>8 The next part of our agenda is the</p> <p>9 Executive Director's communications and report.</p> <p>10 Are you guys still waiting?</p> <p>11 MS. GIBBONS: Waiting for Gary, yes,</p> <p>12 sorry.</p> <p>13 CHAIRWOMAN WEFER: Okay.</p> <p>14 EXECUTIVE DIRECTOR RECKO: Okay. All</p> <p>15 right. Then I will jump in, and I'll try to make it</p> <p>16 quick for the holiday season.</p> <p>17 I do have attached our statistical</p> <p>18 reports. They're attached. You will see one packet</p> <p>19 that is stapled together and the attachments are on</p> <p>20 there.</p> <p>21 Our vacancies are at 18 vacancies,</p> <p>22 which is an excellent number. Now, again, I need to</p> <p>23 say except for those units that are off line right</p> <p>24 now, those are the units that were essentially</p> <p>25 destroyed by the roof catastrophe we had.</p>	<p style="text-align: center;">92</p> <p>1 Our operating fund is down by 16</p> <p>2 percent year after year for the last five years, and</p> <p>3 community block grants and the overall elderly and</p> <p>4 housing for disabilities is down significantly, too.</p> <p>5 I just thought I would include that because I think</p> <p>6 it is important for you to understand that we</p> <p>7 continue to work and do more with less, so it is a</p> <p>8 challenge, and this is something we might want to go</p> <p>9 to our national level with, so that is kind of my</p> <p>10 attachments on that.</p> <p>11 On our subcommittee issues, we have</p> <p>12 already talked about our trespassing policy. Again,</p> <p>13 thank you.</p> <p>14 Our facilities capital improvement</p> <p>15 committee hasn't met.</p> <p>16 The personnel committee didn't meet,</p> <p>17 but the financial committee did meet.</p> <p>18 COMMISSIONER DENING: Yes. We reviewed</p> <p>19 the end of the year numbers, and thanks to the</p> <p>20 Director, we actually turned a small surplus this</p> <p>21 year.</p> <p>22 EXECUTIVE DIRECTOR RECKO: Yes.</p> <p>23 COMMISSIONER DENING: We beat our</p> <p>24 budget estimate.</p> <p>25 EXECUTIVE DIRECTOR RECKO: Thanks.</p>
<p style="text-align: center;">91</p> <p>1 Those units are now with the architect.</p> <p>2 He is drawing up the specs for those. So once those</p> <p>3 are speced out, we will bid those out and have those</p> <p>4 done. They are beyond our staff. There is just no</p> <p>5 way that we can do those units. There are big</p> <p>6 issues in those units.</p> <p>7 So if you take our net, we are down to</p> <p>8 18 vacancies, which is just excellent, so thanks to</p> <p>9 staff for making that happen. Okay.</p> <p>10 And then second: Our work order status</p> <p>11 report showing you our work orders to date this</p> <p>12 year. We have 310 emergency work orders, completed</p> <p>13 all of them. All of them within 24 hours. Non</p> <p>14 emergency 1,067 to date, and we are taking non</p> <p>15 emergency work orders about a day at a time.</p> <p>16 On work order -- I'm sorry, I have work</p> <p>17 order information, and then I just included this</p> <p>18 time a HUD expenditure review, which I just thought</p> <p>19 was interesting, so I threw it in for you.</p> <p>20 This shows you a lot about where public</p> <p>21 housing is. Between 2010 and 2015, our capital fund</p> <p>22 budget went down by 32 percent nationally, which</p> <p>23 means in 2010 we were getting at least 32 percent</p> <p>24 more than we are now, and those are the improvements</p> <p>25 that go into our developments.</p>	<p style="text-align: center;">93</p> <p>1 We had some good luck. We had some</p> <p>2 good luck as well. Our utility numbers were down,</p> <p>3 so we had some good luck there.</p> <p>4 Our projection on HUD subsidy was a</p> <p>5 little bit good, but we still got our pen to paper.</p> <p>6 Don't forget, we still have a considerable reduced</p> <p>7 amount in our surplus that we have to make up, so I</p> <p>8 mean, our reserve level is still low. So, you know,</p> <p>9 making this happen is going to be a long-term</p> <p>10 effort, and then we were a little lucky this year</p> <p>11 for some reason.</p> <p>12 At the same time I do think the staff</p> <p>13 has done a tremendous job, and we are addressing</p> <p>14 problems as they come up, but it was a good meeting.</p> <p>15 It was good to see, so thank you.</p> <p>16 We will continue to try to be as</p> <p>17 fiscally responsible as possible.</p> <p>18 The litigation committee did meet.</p> <p>19 The resident services policy committee</p> <p>20 didn't meet this month, but we certainly have some</p> <p>21 things on the agenda.</p> <p>22 This would be a good chance for me to</p> <p>23 mention that we did have the parking policy similar</p> <p>24 to the trespassing policy go out for comment. You</p> <p>25 approved it for comment, and we did get sufficient</p>

1 comments last night on the parking policy that we
2 need to go back and do some changes.

3 There are some issues regarding the
4 stickers and the sticker placement and being able to
5 see them and how we had planned out the stickers,
6 and how we planned out the handicapped spaces, and
7 there was some really good comments. It was a great
8 active meeting last night.

9 Commission Forman stopped by with us,
10 and you know, we went through the entire process,
11 and that is what it is for, for you to approve it
12 for it to go back out for comment and our residents
13 did comment. So they like it, but there needs to be
14 some tweaks. There needs to be changes to give the
15 best service we can, so that is what we are about.

16 We are going to go back and investigate
17 what was brought up last night, make a few tweaks to
18 it, and bring it back to you hopefully next month,
19 and then go back around on it again.

20 We are still waiting -- we will be
21 looking at the community room use policy as well.
22 Our professional procurement committee did review
23 five proposals as we talked about.

24 My report for the Executive, we are
25 having our first meeting with the new financial

1 consultant that's scheduled for next week. We have
2 had some issues with our schedules getting together,
3 and if you remember, that is the first meeting that
4 we are going to then talk about where our future is
5 and the energy savings contract and our RAD for the
6 future. We're looking forward to kicking that
7 process off.

8 Our application for the Housing Finance
9 upfront seed money has been submitted.

10 Thank you, Mr. Fox, Hamilton
11 Management, who is with us tonight. Thank you for
12 dotting the "I"s and crossing the "T"s on that.

13 Thank you to the staff that worked so
14 hard on that as well. We do think it is a very good
15 proposal.

16 Just to remind you, this is an
17 application for the upfront money to the Housing
18 Finance Agency for them to give us up to about a
19 million dollars to do the upfront money to possibly
20 get ten to \$12 million.

21 What we need to do is should they give
22 us the money, and we are hoping it will be at their
23 January Board meeting for the Housing Finance
24 Agency, and we are scheduled, and we are getting
25 there. Rich talked to them recently, that if they

1 approve this in January, we would then get that
2 amount to do the upfront work, bidding,
3 construction, design. We would be going back for
4 yet another architect/engineering for this. Do that
5 so we can then hopefully look for that larger sum of
6 capital improvement money.

7 It would be our first big shot since I
8 have gotten here at a major renovation project on
9 our developments. We're looking for elevator work.
10 We're looking for boiler work. We're looking to get
11 our system set up, and we are excited about this
12 process.

13 If it happens also by the way, it is a
14 five-year forgivable loan. So it is a loan, but it
15 burns off at 20 percent per year over five years.

16 If the project was not successful in
17 getting the larger amount of money, then that seed
18 money burns off in five years.

19 If we do get the money, the larger 10
20 to 12 million, then that seed money rolls over into
21 the bigger loan, and it also burns off in five years
22 essentially becoming a grant, so we are excited.

23 If we get the seed money, we would then
24 get busy rolling up our sleeves and getting down to
25 the detail of exactly what we would do with the

1 money, so that is proposed, but not set in stone
2 yet. We would be working with an architectural
3 engineer.

4 This is money that would go towards
5 things that would be affected by a hurricane, so we
6 are able to look at the boilers. We are able to
7 look at the drainage systems. We are able to look
8 at the elevators. We are able to look at the roofs.
9 We are able to look at those type of items, so
10 again, it would be a great benefit to us, because
11 those systems for us are old and tired, so we need
12 this. So we are excited about it, and we thank
13 Richard for doing such good work on it.

14 I did hold our meet and greets with --
15 CHAIRWOMAN WEFER: Thank you.

16 I do want to thank you, Richard. That
17 was a big, a huge undertaking, and you stayed with
18 it, and this is really exciting.

19 MR. FOX: Thank you.

20 We are scheduled for January 19th for
21 approval.

22 COMMISSIONER FORMAN: Very good. Thank
23 you, Mr. Fox.

24 EXECUTIVE DIRECTOR RECKO: Meet and
25 greets at all developments in December, I mentioned.

1 We had already mentioned here, we
 2 attended the New Jersey League of Municipalities
 3 meeting this past month.
 4 Our management department is working on
 5 a better way to implement our pet policies. We are
 6 really struggling on looking for -- we need better
 7 ways to implement our pet policy. We need to
 8 rewrite that pet policy and give it, I hate to say,
 9 a little more teeth.
 10 (Laughter)
 11 We truly do.
 12 VICE CHAIR SANFORD: How about a little
 13 more bark?
 14 EXECUTIVE DIRECTOR RECKO: So --
 15 COMMISSIONER MELLO: It is very urgent
 16 I think. We have a resident who is coming up, a
 17 former Commissioner --
 18 EXECUTIVE DIRECTOR RECKO: Yes.
 19 COMMISSIONER MELLO: -- who is going to
 20 come up and show a picture, a pretty disturbing
 21 picture of somebody who was bit today, I believe.
 22 EXECUTIVE DIRECTOR RECKO: Absolutely.
 23 Recently. Absolutely.
 24 COMMISSIONER MELLO: Yes, recently.
 25 EXECUTIVE DIRECTOR RECKO: So we really

1 need to figure out a way to enforce it and monitor
 2 our cameras and get the word out to the residents
 3 that when you know of a pet that is not legal, that
 4 shouldn't be there, we need to get that information,
 5 and then we need to commit to being as aggressive as
 6 possible at taking actions against that person's
 7 lease because it is just unacceptable.
 8 We are looking into our flat rent
 9 issues. During my meet and greets, I got a couple
 10 comments on the flat rent issues that came out, so
 11 we are looking into that and seeing if there is
 12 anything that we can do on a couple of the flat
 13 rents that came out that seem to be a little bit
 14 high of a jump.
 15 There was a proposal from HUD when flat
 16 rents were first implemented, that we could graduate
 17 the increases, so we are looking back to see if
 18 there's still a possibility of doing that for the
 19 higher rent levels, so we are in touch with HUD on
 20 that.
 21 And we are also going to be looking,
 22 and there was talk this month, at looking at our
 23 resident selection procedures from the admissions
 24 and occupancy policy. I think we need -- and I
 25 wanted to do this, so thank you for that, because it

1 has been on the list of things to do.
 2 So I think a big push at the beginning
 3 of 2017, Commissioner Ross, if you want to say a
 4 thing or two, but I think to make it a priority for
 5 resident services to take a look at how we do our
 6 resident selection process and how we do our
 7 priority listing currently according to our current
 8 policy and maybe crank up doing a new admissions
 9 continued occupancy policy to change that because
 10 there are some issues there that we need to address.
 11 The preference list is very confusing, and it causes
 12 a lot of confusion out there, so we need to change
 13 that.
 14 COMMISSIONER MELLO: Absolutely.
 15 EXECUTIVE DIRECTOR RECKO: I am happy
 16 to say we got our cleaning project up off the
 17 ground. I think some folks have seen the results of
 18 it already.
 19 We were able to take our agreement that
 20 we have done with Local 55 and transfer that over to
 21 bringing a crew on from Local 55 to clean our
 22 hallways and stairwells, and I think we have seen
 23 some great results from that already, and we are
 24 very happy with the results we got from it.
 25 So we are going to continue that

1 project, and we expect to see that go through all of
 2 our developments over the next few months.
 3 Rich, do you want to say anything else
 4 about what's been going on there because real kudos
 5 to you in getting this off the ground and making it
 6 happen.
 7 MR. GODDIN: Just real quick.
 8 We gotten very good cooperation from
 9 our tenants. We have been sending the
 10 notifications, letting them know what we are going
 11 to close, for how long, and you know, whether it be
 12 stairwells, or the challenge in front of the
 13 elevators, of course, is that the buildings never
 14 shut down. And it was actually decided that during
 15 the day is actually the more quieter traffic period
 16 after the children go to school, things calm down
 17 there.
 18 We toyed with the idea of possibly
 19 doing it after hours or very early in the morning,
 20 and the buildings just don't sleep, so it seemed
 21 like that was the best option for us, and it has
 22 actually worked out pretty well for us.
 23 And, again, the tenants have been very
 24 cooperative, and I heard some good stuff from the
 25 tenants, and I am passing that along to the workers

1 because they need to understand how important their
2 job is to what we expect and what the Board expects.
3 And the tenants have also, you know, really been
4 looking forward to this. Especially given some of
5 the comments on the signs when we post that the
6 stairwell is going to be cleaned. "It's about time.
7 Thank you. When are you going to paint?"

8 You know, those types of things, but
9 you know, we are not going to paint over dirt, so
10 you know, let's get them clean first and give our
11 staff an opportunity to maintain.

12 Then, as the Director mentioned, maybe
13 next year some time we might be able to get started.

14 The good thing is that as the
15 stairwells are becoming cleaned, painting, although
16 maybe touch-up painting, but full blown stairwell
17 painting might not necessarily be what needs to be
18 done. You know, once we cleaned off the grime, it
19 is not so bad underneath, and the elevator lobbies
20 are all tile, so painting those obviously is
21 unnecessary.

22 So it is scraping off the months or
23 maybe even years of tape and glue and different
24 things that were just, you know, dirt was adhering
25 to.

1 I would welcome anybody going through
2 any of the buildings and just taking a quick peek,
3 or I think on Facebook it has been noted as well,
4 you know, some positive comments also.

5 So I am very pleased, you know, and the
6 staff, everybody is doing a really good job, and the
7 lines of communication have been actually quite
8 good, you know, certainly better than I had
9 expected, but I am pleasantly surprised. So moving
10 forward, they did a good job.

11 COMMISSIONER DENING: Rich, which
12 buildings have been completed just in case we want
13 to stop by and see --

14 MR. GODDIN: 320 and 321. Yes, 320 and
15 321 --

16 MS. REYES: 311.

17 MR. GODDIN: -- has been taken care of,
18 correct.

19 MS. REYES: But 311, I know that. I
20 think 311 and 310. I think 311 and 310. They are
21 working on 321, because I saw them in that building
22 today.

23 MR. GODDIN: Right. So --

24 UNIDENTIFIED VOICE: 320 hasn't been
25 done --

1 ANOTHER VOICE: 321 was done today,
2 because I'm in that building. They are going to.
3 3 --

4 MR. GODDIN: I went through the list
5 just today just to make sure, but we are in the
6 process of finishing certain things, like stripping
7 and waxing the floors, and they didn't want to wax
8 floors today figuring that the salt was coming in.

9 So, you know, we are trying to not do
10 this two or three times. But the buildings are
11 looking much better, so I will confirm, but I
12 apologize, I should have had the list with me, but I
13 am still a little challenged when it comes to our
14 addresses.

15 You know, I am all over the place all
16 of the time, so I apologize for that. But Harrison
17 Gardens should be completed, okay, by the end of
18 next week. The entire Harrison Gardens complex will
19 be finished.

20 EXECUTIVE DIRECTOR RECKO: And we are
21 coming everyone else's way. We are going to go
22 through the entire organization and do that deep
23 clean, use enzyme cleaners, waxing floors. It is
24 great. Go see it. I mean, it is a great
25 transformation.

1 COMMISSIONER DENING: You are going to
2 be on top of the maintenance staff of 320, 321 and
3 311 and 310 to keep it in that state?

4 MR. GODDIN: Not only those buildings,
5 but all of the buildings.

6 Our staff has made -- it has been made
7 very clear to them that there are no excuses about
8 years of grime, that it's -- that we are unable to
9 keep up, because they do have a great benchmark
10 right now.

11 And one of the other things that
12 helps us is that we have two full-time building
13 maintenance workers in Harrison Gardens now, so
14 there is a sense of ownership at those buildings,
15 and there is a sense of pride as well.

16 We saw that even before we got to
17 cleaning the one building, that the person, our new
18 employee over there really took the bull by the
19 horns and said, it is not the way I want it to be,
20 and I am going to start. So it's just taking that
21 and having that ownership, that mindset, is very
22 helpful.

23 And we are hoping that the tenants, you
24 know, will say, hey, listen, you know, now we can do
25 our part because I know that there was a little

1 disconnect there, and I think that we are on the
2 right track.

3 COMMISSIONER DENING: Yes. I want to
4 see it get to the point where our residents feel
5 like, if they see, you know, if somebody brings a
6 dog in, and it's piddling in the hallway, that they
7 want to make a complaint, that they feel they're
8 making a difference.

9 That when somebody comes in, and
10 they're smoking in the stairwells or whatever, that
11 they feel like they are going to have the support
12 and that the cleaning staff is going to back them
13 up, too.

14 MR. GODDIN: And it also plays into
15 also the trespassing thing where we're going to, you
16 know, if somebody is in the stairwell that shouldn't
17 be there, you know, that is going to help us out
18 tremendously because we could go clean up. And then
19 you no sooner turn the corner, and somebody is doing
20 something wrong and, you know, it really -- I don't
21 want to use -- but it didn't seem to matter prior,
22 and now it seems to matter because if you do leave a
23 cigarette butt, it is going to stick out like a sore
24 thumb, where as before it was just another piece of
25 trash. Okay. But absolutely. And our staff is

1 aware of that.

2 And moving forward, I am pretty happy
3 with our results, and we are going to keep that
4 going through the rest of our buildings as well
5 until we are finished.

6 EXECUTIVE DIRECTOR RECKO: I would like
7 to just take a quick moment because I think Mr.
8 Goddin touched on the sense of ownership at our
9 developments, and part of our HUD plan is to go to
10 project base management, and even without the HUD
11 plan, I think Rich and I are on the exact same page
12 because our experience is there in management, that
13 we assign people to a specific development, and they
14 stay there. It is theirs. There's pride. This is
15 our house. This is where we work. This is what we
16 do, and that is what project based management means.

17 HUD pushed Housing Authorities to do
18 this about ten years ago. This Housing Authority
19 never did it, and it is time we did it. We have
20 already gone quite far in that in Fox Hill, where we
21 have had a team assigned there, and I think we are
22 seeing the results there at Fox Hill --

23 MR. GODDIN: And Jackson and Adams as
24 well.

25 EXECUTIVE DIRECTOR RECKO: -- and I

1 hear at Jackson and Adams --

2 MR. GODDIN: Yes.

3 EXECUTIVE DIRECTOR RECKO: -- we are
4 pushing out Jackson and Adams, and now we'll push
5 for the family developments, and you are going to
6 see this operating more and more over the next few
7 months, because we are just starting it, and I have
8 seen the results in my past, and it is amazing how
9 similar our experience is in that regard in that
10 case.

11 So we are looking forward to it. It's
12 going to be a great management change. I think you
13 will see. My experience was amazing, has been
14 amazing with it, that you start coming out and you
15 start saying, you know, I have seen that needing
16 paint for years, but nobody ever gets to it. But
17 now it is my turf, so somebody without asking, they
18 go paint it, and you go "Wow, they did that."

19 You start getting that. You start
20 getting that responsiveness. You start getting that
21 thing where the residents know the maintenance
22 workers work for them and work for the managers.

23 So the managers have some authority
24 over somebody working on that site, so that is a see
25 change for us, and we are looking forward to that

1 over the next six months, and it's a big see change
2 over time.

3 So thank you, Rich. Thank you to the
4 maintenance staff.

5 We have been working hard and getting
6 ready for the snow. I think we are ready.

7 MR. GODDIN: We're ready.

8 EXECUTIVE DIRECTOR RECKO: I think we
9 got new equipment. We have got some new plans. We
10 have a whole new pretreatment cycle to come this
11 year. I think our snowblowers are in better shape
12 than they have ever been.

13 We got some new snowplow equipment,
14 thanks to you, things we've gotten over the past few
15 months. So I think we are ready and situated to go
16 this year and get even better next year.

17 MR. GODDIN: Yes.

18 CHAIRWOMAN WEFER: Thank God. Snow
19 always gives me a heart attack down here.

20 (Laughter)

21 EXECUTIVE DIRECTOR RECKO: Of course.

22 COMMISSIONER MELLO: Director, if I
23 could, at City Counsel, we had a committee meeting
24 with Director Pelligrini, and he had mentioned some
25 issues he is trying to work out with you folks with

1 the garbage collections in the different buildings,
2 and it was brought to a location, so could you give
3 us a call on that?

4 EXECUTIVE DIRECTOR RECKO: Yes, and
5 thank you for that. I should have narrowed over the
6 top.

7 We had I think one of our best meetings
8 ever about three weeks ago now with Director
9 Pelligrini, and there was really two things.
10 Although we talked about overall cooperation, I
11 think for the first time between us and the city,
12 but really two things we focused on. One was how
13 we're going to interface during snow removal, what
14 happens, who to call, where the city stops, and
15 where we start.

16 COMMISSIONER MELLO: That is a big
17 aspect of it.

18 EXECUTIVE DIRECTOR RECKO: And what
19 happens if we are in a situation where we can't
20 quite get everything, what the city might be able to
21 do for us, what they are willing to do for us. I
22 think we are establishing a really good relationship
23 with them.

24 Then the second issue, and Rich and I
25 have been working on this for a while, is our

1 garbage and trash collection procedure is awful,
2 just awful. Everything running from that big pile
3 of trash we have down there next to our office at
4 Andrew Jackson, that is just a rat and raccoon trap,
5 all the way to how we at each of our sites -- I will
6 take Fox Hill, for example.

7 Fox Hill has a compactor. It really
8 doesn't act as a compactor. It just pushes things
9 into those sausage bags. Our folks drag them out of
10 our compactor room, put them on the street corner.
11 Our truck goes by. Our folks pick them up, put them
12 in the back of a pickup truck, and then drive them
13 down to next to the central office. Then they take
14 them off the pickup truck and put them onto that big
15 pile.

16 It is absurd. All right? It is a
17 money sucker. It's time and effort, so we are
18 working with the city and the city's contractor as
19 well on how we can completely design our trash
20 pickup system, so we can have local dumpsters at a
21 place like Fox Hill, so we can have a dumpster, put
22 our trash into that dumpster, actually compact it,
23 right? Roll that bin out, have the same contractor
24 that the city uses come by, get the trash right
25 there. They are done.

1 We roll it back in, and we are done,
2 right? Rather than having our guys driving all over
3 town.

4 And honestly, it is part of the reason
5 we have done poor to middle in maintenance over the
6 years, because our folks are doing all of this stuff
7 that they really don't need to be doing. So we are
8 forming a brand new trash collection plan throughout
9 the entire organization in cooperation with the
10 city. No use reinventing the wheel. The city has
11 great resources. I think the new relationship we
12 established is a pretty good one.

13 Rich, do you have anything?

14 MR. GODDIN: I just wanted to say after
15 meeting with Mr. Pelligrini, I set up a meeting with
16 representatives from Cali Carting. We actually
17 walked the entire site, and we chose areas that
18 would benefit and be accessible with their vehicles,
19 also that would help out with our staff not having
20 to push dumpsters down parking lots and streets and
21 found basically the best locations for two and
22 three-yard dumpsters, which means that our staff, of
23 course, they would be taking the bags away out of
24 the building, they would then be putting them into a
25 dumpster.

1 Cali Carting is very enthusiastic about
2 this plan because they don't necessarily like the
3 idea of having two guys loading up piles and piles
4 of bags into the back of their truck, where they
5 would be able to back up to a dumpster, let the
6 machines do the work, dump it in, drop it out, pick
7 the other one up and be done with it.

8 It is going to -- what we talked about
9 were the senior buildings, which would be again the
10 easiest buildings for us to get this plan

11 instituted, which is Fox Hill, Adams and Jackson --
12 COMMISSIONER MELLO: That was a pretty
13 short time limit for that, right? The senior
14 buildings you could get up and running very quickly
15 on that.

16 MR. GODDIN: Absolutely, yes.

17 EXECUTIVE DIRECTOR RECKO: Yes.

18 MR. GODDIN: And Fox Hill logistically
19 from a dumpster placement, we already have a cutout
20 that apparently was used for this many, many, many
21 years ago. Somewhere along the way, it stopped.
22 But, you know, maybe sometimes the old way wasn't
23 the worst way, so we might take a step back and say,
24 hey, that was a good idea, why did we change it.

25 We are going to go back to the old way

1 because the old way worked, okay?

2 Also, reinstituting and sticking to a
3 recycling program, the senior buildings are much
4 easier because there is a trash chute room. The
5 trash chute room, you can put the recycling
6 containers in without being any type of an obstacle,
7 let's say, in some of the other buildings, where if
8 you put a bin in the hallway, we might run into some
9 type of fire violation, where we are putting
10 obstacles in a fire egress and that kind of stuff.

11 But they have different sized bins and
12 such that we could work on, and talk to the fire
13 department, which I have not done yet, just to go
14 over it with them and say, "Hey, listen, from your
15 guys' standpoint, what do you think," so we're not
16 wasting a lot of time.

17 I want to get that right from fire
18 prevention saying what can we do, and these are our
19 options, and what do you think is going to work for
20 you guys. And we can see that. But in the senior
21 buildings, it is a lot easier to institute.

22 The only issue that I see moving
23 forward with doing this is that we will have to
24 create dumpster enclosures. And when you go to
25 create a dumpster enclosure, of course, we're

1 talking about cutting curbs and doing some concrete
2 work, and we don't want to have them just look like
3 some industrial sites. They are going to have to
4 look a little bit nicer, so they fit in, with some
5 railings and such like that, which would be part of
6 the engineering scope of work.

7 So we will be able to put dumpsters at
8 our senior buildings and even at 8th and 9th Street.
9 Although if we wanted to, if institute the 8th and
10 9th Street quickly, the dumpster placement wouldn't
11 be esthetically pleasing until we get those dumpster
12 enclosures completed.

13 So that would be a judgment call on our
14 end, do we want to just hold off on that until we
15 get the scope of work going for the dumpster
16 locations, and it would be a big undertaking, so it
17 would go to public bid, and it would have to be
18 engineered, so, you know, we would work on that and
19 get that going.

20 But definitely, it was a breath of
21 fresh air to understand that the city would be
22 pushing to get this done. I thought it was going to
23 be somewhat of an uphill battle, and Cali Carting
24 said, "This is fantastic. We would love to start
25 this tomorrow, if we could."

1 So I do have price quotes on dumpsters
2 and all of that kind of stuff, and, you know, I
3 would be discussing everything with our Director,
4 and I have used Google Earth, which is a great
5 thing, so I got my little X marks where we planned
6 on putting dumpster locations, so we wouldn't be
7 putting it in a location that wouldn't be accessible
8 to the trucks. Actually their driver, their route
9 man, was with us when we did it, so we covered all
10 the bases and we did it.

11 It was a little bit raining, but we got
12 it done. It was time well spent, so now we have a
13 plan and, you know, it will be just time to take it
14 to the next level, so...

15 CHAIRWOMAN WEFER: Have you guys ever
16 heard anyone so excited about picking up garbage
17 before?

18 MR. GODDIN: Well, keys and garbage
19 have been something for me that have been bothering
20 me to no end, and I am happy about the locksmithing
21 services and the trash. So I'm very excited. It's
22 silly, but, yes, thank you.

23 EXECUTIVE DIRECTOR RECKO: Both Rich
24 and I love talking trash --
25 (Laughter)

1 -- and we are excited because these are
2 the improvements that over time are going to make
3 this Housing Authority respectable again. I mean,
4 these are the things that both of us walk around
5 through our experience, and we say, why hasn't this
6 been done for years.

7 And so this due diligence we are
8 spending time on, next year -- once it is fixed, we
9 won't have to spend our time on it any more, and
10 then the trash wouldn't be on the street any longer,
11 and it won't be in your yard.

12 These are things that have not been
13 done in years and should have been done in years,
14 and we are knocking them down as we see them, and
15 from our perspective exactly, it's exciting. You
16 know, it's exciting.

17 (Laughter)

18 When I drive up to that pile every day
19 and I park my car within 50 yards, I just, you know,
20 ever since I came here, we got to get rid of that --

21 CHAIRWOMAN WEFER: Yeah, walking down
22 Harrison Street during the day --

23 EXECUTIVE DIRECTOR RECKO: Oh, yes.

24 COMMISSIONER MELLO: We were pretty
25 amazed when it was brought up. So, please, let me

1 know anything I can do to help speed anything along.
 2 EXECUTIVE DIRECTOR RECKO: Thank you.
 3 COMMISSIONER MELLO: It sounds like
 4 everything is moving very well.
 5 EXECUTIVE DIRECTOR RECKO: Yes. It's
 6 really good.
 7 COMMISSIONER MELLO: Absolutely.
 8 Please let me know.
 9 EXECUTIVE DIRECTOR RECKO: All right.
 10 So I looked back on my report, and I'll
 11 start concluding here.
 12 We met again. You know, monthly we are
 13 meeting with HUD. We are submitting our recovery
 14 plan to HUD. Our recovery plan paragraphs. I did
 15 include the actual plan and its comments, and my
 16 Gantt chart that I do with that every month, so that
 17 is in your packet. They came to see us November
 18 20th. I think I can say that they are very pleased
 19 with our process.
 20 I do have the Director team in the room
 21 with them. They bring three or four people. We go
 22 over end up, so we are moving ahead with that.
 23 We do have some resident councils.
 24 Particularly this month I can report Adams and
 25 Monroe are really dedicated to getting their

1 resident councils up and running, starting in 2017,
 2 and I couldn't be more excited.
 3 I would like to have all of our
 4 developments get their resident councils up and
 5 going, so we will keep working on that.
 6 We do have our holiday parties coming
 7 up for our elderly and disabled sites. I think we
 8 have a flier back in your books that kind looks like
 9 this, that you can take, and when our dinners are at
 10 our elderly sites. Please stop by and say hello,
 11 okay?
 12 They are coming up. Have a little bit
 13 of Christmas cheer and holiday cheer.
 14 We have had the Hoboken Charter School
 15 and the Hola Charter School doing events on our
 16 sites, trying to recruit our kids. They had a great
 17 turnout last night at Andrew Jackson and Harrison,
 18 wasn't it?
 19 COMMISSIONER FORMAN: Yes.
 20 COMMISSIONER ROSS: Yes.
 21 EXECUTIVE DIRECTOR RECKO: I was really
 22 pleased with the turnout. They signed up like 12 or
 23 something applications they got. They were amazed,
 24 really amazed, and that was their first time to
 25 come. It was great. So, you know, we like to see

1 our kids have that opportunity.
 2 Last, but not least, I will run through
 3 our capital improvement.
 4 Our generator installation, as we
 5 mentioned earlier, the punch list is complete, just
 6 the close-out documents.
 7 Our camera upgrades, the same thing,
 8 the punch list is completed. They're up and
 9 running. Our closeout documents are just out there.
 10 Our roof installation is a hundred
 11 percent complete. That will fall off of this list
 12 probably next month.
 13 Our building entrance upgrades at
 14 Harrison Gardens, the preconstruction meeting
 15 occurred. They are just doing submittals to the
 16 architect on the cut sheets, so once those are done,
 17 it won't be long before construction starts at the
 18 building entrance upgrades at Harrison Gardens. It
 19 is coming. It really is. These things take forever
 20 sometimes, but it is really coming.
 21 The trash chute repairs, we had a
 22 preconstruction meeting. It's ready to be
 23 scheduled.
 24 The gate replacements at Adams and Fox
 25 Hill, as we talked about earlier, had to be rebid

1 unfortunately, so the parking lot gates are going to
 2 take a little more time, folks. Sorry, nothing we
 3 can do about that.
 4 The building entrance upgrades at
 5 Adams, Monroe, and Fox Hill Gardens, okay, they have
 6 been awarded. They are at HUD for approval right
 7 now.
 8 The facade repairs at Fox Hill Gardens
 9 are HUD approved, and a preconstruction meeting will
 10 be held shortly.
 11 And the handicapped unit improvements
 12 at Adams Gardens, we have also obtained HUD
 13 approval, and a preconstruction meeting will be
 14 scheduled shortly.
 15 That is my report.
 16 Thank you.
 17 CHAIRWOMAN WEFER: Thank you, Director.
 18 So if the Boys and Girls Club is ready.
 19 EXECUTIVE DIRECTOR RECKO: Great.
 20 MR. GREENBERG: Hi, everybody.
 21 Thank you for having me.
 22 THE REPORTER: I'm sorry. Can I have
 23 your name, please?
 24 MR. GREENBERG: My name is Gary
 25 Greenberg. I am the Executive Director of the Boys

1 and Girls Clubs of Hudson County.
 2 And this is --
 3 MS. GIBSON: Dolores Gibson, Unit
 4 Director.
 5 MR. GREENBERG: -- Dolores Gibson. She
 6 is the Unit Director of the Hoboken Boys and Girls
 7 Club.
 8 Of course, you know Yvette Miles --
 9 MS. MILES: I'm a resident.
 10 MR. GREENBERG: -- who is a resident,
 11 who has been our anchor at the Hoboken Boys and
 12 Girls Club, and we don't want to say how many years,
 13 but it's been a lot of years, right?
 14 So it sounds like this is a great
 15 meeting to come to. It sounds like you are getting
 16 so much done. You know, it is great to see, you
 17 know, improving things little by little, quality of
 18 life.
 19 We're here as the Boys and Girls Club.
 20 I'm here because I would like to extend hopefully an
 21 opportunity to work closer with the Housing
 22 Authority, to work close with you.
 23 I would like to set up a meeting with
 24 you and sit down to see how we can collaborate
 25 together and apply for grants. We go for public

1 grants, foundation grants, corporate sponsorships
 2 and grants and so on and so forth, and you know, we
 3 have been just a block away. We have a beautiful
 4 building that is the Hola dual language charter
 5 school is there during the day.
 6 The Boys and Girls Club, it's ours. We
 7 are renting it from the city for 50 years. Hola is
 8 a tenant of ours, and we run after school programs
 9 and programs during vacations, Saturdays and
 10 certainly for summer day camp.
 11 So we are looking for ways to explore
 12 the opportunity of serving even more children from
 13 public Housing than we already do.
 14 We have always been serving kids from
 15 public housing. That has always been our history
 16 since 1984. That is how long. I have been with the
 17 organization since 1975, so I was there in the early
 18 eighties when the building was a shell. The
 19 building was renovated, and we have been there ever
 20 since.
 21 But now, you know, I think there are
 22 some opportunities where we can work together and
 23 better help and better serve your kids, so I am
 24 really here for that. We would love to work with
 25 you and see what we can do together because it is

1 all about serving the people and the families and
 2 the kids.
 3 I want to also mention Pat, who has
 4 been a great friend. Ms. Waiters has been an
 5 amazing friend of the Boys and Girls Club going back
 6 to the beginning of time as well, and that's where
 7 we met so many, many years ago.
 8 So she is a great friend and supporter
 9 and advocate, as you know, for the community and for
 10 the club and for you, so she wanted -- it was really
 11 Ms. Pat that wanted to bring us together, and said,
 12 go to the meeting, go to the meeting, let's work
 13 together, and I think there are ways that we can.
 14 Like I said, we have a beautiful
 15 building, a great gymnasium.
 16 I will say that our attendance has
 17 picked up ever since we're putting an emphasis on
 18 serving the older middle school kids and the high
 19 school kids, so we found a niche that might be the
 20 unserved, and Dolores is getting 20, 30, 40 kids,
 21 high school kids at night. It is packed. It's
 22 packed, packed. And on Saturdays, it's packed.
 23 It's jammed, and that's a good thing.
 24 But now that I got all of these older
 25 kids in the building, now we are saying to

1 ourselves, wait a minute, now let's go after
 2 sponsorships and grants and other things.
 3 I have somebody that wants to do like a
 4 television recording show. We have somebody who
 5 wants to do a video and recording and so on and so
 6 forth with the kids, so there are opportunities.
 7 We get grants for stem, for robotics,
 8 for coding, for at-building, so on and so on, so on,
 9 and so on. And I think if we write them together
 10 and collaborate, and when we send something in that
 11 is Boys and Girls Club, but also Hoboken Housing, it
 12 carries a tremendous amount of weight, and as you
 13 know, funders like to fund groups that work
 14 together. They love that, so that is why I am here.
 15 I will call you tomorrow, if that's okay.
 16 EXECUTIVE DIRECTOR RECKO: That's
 17 fantastic. Please do. Please do. I look forward
 18 to working with you.
 19 MR. GREENBERG: I would be honored to
 20 sit down and see if we can do something together.
 21 Thank you so much.
 22 COMMISSIONER FORMAN: Thank you.
 23 COMMISSIONER ROSS: Thank you.
 24 EXECUTIVE DIRECTOR RECKO: Thank you.
 25 CHAIRWOMAN WEFER: Do you have his

1 information?
 2 MS. GIBSON: Do you have a business
 3 card?
 4 MR. GREENBERG: I don't have a business
 5 card on me, but what I will do is call you tomorrow.
 6 I will call your office and make the appointment.
 7 EXECUTIVE DIRECTOR RECKO: Great.
 8 Thank you.
 9 MR. GREENBERG: 798-0370?
 10 EXECUTIVE DIRECTOR RECKO: Yes,
 11 absolutely. We got you.
 12 MR. GREENBERG: Pretty good, right?
 13 EXECUTIVE DIRECTOR RECKO: I just
 14 wanted to say I have had a long relationship with
 15 Boys and Girls Clubs.
 16 MR. GREENBERG: Oh, how is that?
 17 EXECUTIVE DIRECTOR RECKO: I have been
 18 in the Housing Authority business for a long time,
 19 36 years --
 20 MR. GREENBERG: Right. Like me, 41
 21 years. I'm a lifer.
 22 EXECUTIVE DIRECTOR RECKO: -- and other
 23 Housing Authorities I've been at, we've even
 24 collaborated in buildings --
 25 MR. GREENBERG: Oh, forget it, yeah.

1 EXECUTIVE DIRECTOR RECKO: -- at
 2 several of the Boys and Girls Clubs. I have done
 3 grants together with Boys and Girls Clubs in other
 4 states, so let's get together.
 5 MR. GREENBERG: Because public housing
 6 federally and Boys and Girls Club of America are
 7 partners --
 8 EXECUTIVE DIRECTOR RECKO: That's
 9 correct. That's correct.
 10 MR. GREENBERG: -- oh, so you know all
 11 of this.
 12 EXECUTIVE DIRECTOR RECKO: -- got a
 13 grant for a partnership --
 14 MR. GREENBERG: All right. All right.
 15 So I will call you tomorrow.
 16 Thank you.
 17 EXECUTIVE DIRECTOR RECKO: I look
 18 forward to it.
 19 MR. GREENBERG: Oh, wow. How about
 20 that?
 21 COMMISSIONER FORMAN: That's great.
 22 Thank you.
 23 CHAIRWOMAN WEFER: Okay.
 24 We are ready for the public portion.
 25 All right. The first up is Patty Waiters.

1 MS. WAITERS: Patricia Waiters. Pat
 2 Waiters, 1233 Park Avenue.
 3 I am a little excited. I am glad that
 4 Gary did show up.
 5 I met him a couple of years ago -- real
 6 quick, because I have some more important issues --
 7 at the Freeholders meeting, and he was speaking
 8 about the Boys and Girls Club.
 9 So I ran after him in the hallway. He
 10 was getting on the elevator, and the Freeholders
 11 started laughing. It was like, there goes Pat
 12 Waiters again.
 13 And I said: Excuse me, who are you? I
 14 said, because we need this in Hoboken.
 15 He said: I do have a Boys and Girls
 16 Club in Hoboken.
 17 I ran back in there, and I told the
 18 Freeholders: Listen, I will watch every grant,
 19 community grant, any kind of grant, any kind of
 20 funding coming here, but please help our kids. We
 21 don't need our kids hanging out late at night in
 22 basketball courts getting in trouble.
 23 A serious incident happened tonight
 24 with a teenager, 20, 19 years old. They're so
 25 disturbing. When I seen his whole family there,

1 stuff like this could be prevented, but we need
 2 people like Gary.
 3 I'm begging you tonight. Whoever got
 4 in differences with Pat Waiters, it doesn't matter.
 5 I serve the whole Hudson County as an advocate.
 6 Help this man. I told him to be here. He came out
 7 of his way.
 8 Last -- last -- our kids were forced
 9 out of the Boys and Girls Club. We didn't have the
 10 funds. It's not fair. They had nowhere to go. I
 11 reached out to him. I said: Listen, Gary. I am
 12 going to try to get some help, because it was all of
 13 the Housing Authority kids.
 14 I got stacks and stacks of letters from
 15 parents and everything. I'm telling you, this is
 16 serious. I will help work with you. I will get
 17 every penny there is. I will drive to Trenton, and
 18 you know it, in a minute.
 19 Please work with Gary here. Anything
 20 that I need to do, I will do.
 21 And I need to see you Wednesday at the
 22 Freeholders.
 23 MR. GREENBERG: All right. I'll be
 24 there. I better be there. You know, I'm going to
 25 be there.

1 MS. WAITERS: With that being said --
 2 UNIDENTIFIED VOICE: A while back you
 3 guys did fund us --
 4 MS. WAITER: And they funded Jubilee.
 5 I was here that night --
 6 EXECUTIVE DIRECTOR RECKO: Probably the
 7 old drug elimination grant days --
 8 UNIDENTIFIED VOICE: -- they've been
 9 doing it for years, so now things with us having
 10 problems with money, we haven't. But you guys did
 11 fund us.
 12 EXECUTIVE DIRECTOR RECKO: Thank you.
 13 Okay.
 14 MS. WAITERS: I would appreciate
 15 whatever you can get. Pull a lot of rabbits out of
 16 a hat, stuff under the rocks, I'll be here.
 17 Anyway, real quick: I just wrote a few
 18 things down that I feel is very important, because I
 19 attended the League of Municipalities in Atlantic
 20 City, and I think it is very critical for the
 21 unethical behavior from any league and any elected
 22 official, it is dishonest, very disrespectful, and
 23 to my -- hum, the counsel tonight, he took it the
 24 wrong way.
 25 I approached the counsel, and I asked

1 him: In the past, you have not been conducting the
 2 meetings properly. Not only the council people
 3 attend. Mr. DeFusco, Ms. Wefer, she sat with him,
 4 and I had the opportunity to sit with Mr. Charles
 5 Daglian, the last attorney here. And I sat with
 6 him, and we went to the League of Municipalities
 7 civil team meeting.
 8 Tonight, only to see the Chair come
 9 here and did nothing that took place in that
 10 meeting. They distinctly went in order how a
 11 meeting should be ran.
 12 Tonight I don't have time to debate
 13 back and forth with your lawyer, but he said to me,
 14 oh, no, that is against the law.
 15 How quick the lawyer is quick to tell
 16 somebody what is against the law and what's not.
 17 I am talking about policies, procedures
 18 versus the law versus whatever. But at the end of
 19 the day, it is all about ethical behavior.
 20 Any municipality, whether it's Hudson
 21 County, Monmouth County, every league was there from
 22 all over the County of Hudson. You attend a class.
 23 I took notes. I am only going by what was told at
 24 the class, and he distinctly said to me: That's
 25 against the law.

1 Only after this administration came on,
 2 you don't even have an agenda on the public
 3 portion -- I mean on agenda items. You took that
 4 right away from the public. Yes. You are supposed
 5 to ask us do we have any concerns. It's two
 6 different items, okay?
 7 So they went over a lot of stuff, and I
 8 am not going to use my five minutes saying that. I
 9 just hope your Chair, okay, have respect and at
 10 least a little ethics about herself to share with
 11 you what took place in Atlantic City. I think it's
 12 very serious. I think the Commissioners should be
 13 well aware of how a meeting is ran.
 14 Tonight, again, when you say a business
 15 Director's agenda, that is taking time away from the
 16 public. It's our meeting again. You have
 17 committees. That type of thing should be held at
 18 your committee meetings.
 19 You are not going to always like what
 20 the person at the microphone says, Ms. Wefer, and
 21 you heard that.
 22 And I stood up, and I spoke, and I
 23 asked those questions. I'm the elephant in the room
 24 here. Everybody ready to attack Pat Waiters from
 25 the City Council to the Board of Ed to everybody

1 else. But is this respectful to us?
 2 You should want us to look at you loyal
 3 elected officials, but unfortunately, we can't
 4 because we see how all of you got your chairs. We
 5 see how this was placed.
 6 I would feel embarrassed as a
 7 Commissioner the way you all took Carmelo out, the
 8 way you all took Charlie out. That is why him and
 9 me were laughing, taking notes together. It was
 10 disgusting.
 11 So you know how the old politics go.
 12 the majority rules, and your attitudes are showing
 13 that. But I'm here tonight to tell you it is
 14 against policy, and I'm going to get HUD
 15 regulations, so I want to see your language,
 16 Counsel, since you said it is against the law that
 17 we don't have the right --
 18 MR. HAROLD FITZPATRICK: I never said
 19 "against the law."
 20 MS. WAITERS: You said it's no law --
 21 MR. HAROLD FITZPATRICK: I told you
 22 that what you were telling me was not the law --
 23 MS. WAITERS: -- I'm not going to
 24 debate again --
 25 HAROLD FITZPATRICK: -- I never said

1 anything was against the law --

2 MS. WAITERS: All right

3 I'm not here to be an attorney or a
4 lawyer, but I love to read, and I did get a lot of
5 facts down in Atlantic City that I would be willing
6 to share with you.

7 But let's start with putting the
8 violation rights and let us speak on the Open Public
9 Meeting Act and get some kind of integrity going
10 here.

11 You all know how it was done.
12 Carmelo's story is in The Hoboken Reporter, and that
13 is disturbing.

14 I would start with doing that right,
15 okay? Because the law department has the nerve to
16 answer a legal matter, and they're number four on
17 the agenda. How unethical is that?

18 I didn't hear them say sustained, and
19 you're ready to vote on your own contract. That is
20 why I brought this agenda to your attention, and you
21 cut me right off and said what was against the law.

22 All right. With that being said, Merry
23 Christmas, Feliz Navidad, everything else.

24 And I seen the Chair writing checks
25 today, and I'm just curious. I didn't see them give

1 none to the management, the Executive Director, or
2 Artie over there a Christmas bonus. It's called a
3 simple Christmas bonus. All companies do it. They
4 deserve it, and I'm serious.

5 Think about it. You can slide it
6 somewhere on a line item in the budget, okay? Say
7 they did an extra maintenance fee or whatever. I
8 think you guys deserve a bonus.

9 Thank you.

10 Good night.

11 COMMISSIONER ROSS: The County don't
12 get no bonuses.

13 (Laughter)

14 MS. WAITERS: I will make sure I talk
15 to them, too.

16 COMMISSIONER MELLO: Public school
17 teachers don't get them either.

18 MS. WAITERS: Well, we can be the
19 first. We can be the first.

20 CHAIRWOMAN WEFER: Barbara Reyes?

21 MS. REYES: Barbara Reys, 311 Harrison.

22 I'd just like to talk, first of all,
23 about the gentlemen who presented at the beginning
24 about the computer classes.

25 I want you guys to keep in mind that

1 Hopes has a computer lab at the Housing Authority,
2 and we are more than -- you know, we would love to
3 collaborate with the Housing Authority as well as
4 the gentleman to have those computers used for
5 something like this. It's only going to service the
6 community that we service anyway. So maybe it is
7 something where everybody can meet, and we come up
8 with something. So it's just an idea, Mr. Recko.

9 Another thing about the mass mailing
10 and about sending the policies that were sent out,
11 It seems like some buildings got it; others didn't.

12 It can be very costly to do a mass
13 mailing continuously when you do send many fliers
14 out, but another thing that we found is kind of
15 doing a mass emailing. Many of the individuals
16 today do have emails. So sometimes maybe emailing
17 it, and maybe you may have to do a mailing to the
18 seniors who are not as computer savvy as the other
19 individuals, the families, but, you know, it could
20 be cost effective, just an idea.

21 And lastly, I did want to thank the
22 Director, as well as the Director of Maintenance,
23 because 311 looks amazing.

24 I was so happy. I actually texted the
25 Director directly to let him know the first day that

1 I got home about how happy I was.

2 I know some of the Commissioners I have
3 invited to my home, and they were able to see the
4 hallways and the way we were living, and it was
5 absolutely atrocious and disgusting. But then the
6 individuals that they did bring up from the union
7 did an amazing job. They really did, and they were
8 so respectful and nice and courteous with the
9 residents.

10 I mean, I honestly, as long as I lived
11 in the Housing Authority, I have never seen
12 something like this get done. So I do have to
13 commend you, Director, for that.

14 I also would like to commend the
15 Director because I don't know Mr. Recko personally.
16 We deal a lot with business, but he has been one of
17 the few Directors that has reached out to us, to
18 Hopes personally, to look for solutions for
19 residents.

20 And I know that sometimes that is
21 something more that happens with manager's aspects
22 because they are dealing directly with their
23 residents, but to see a Director that's getting so
24 involved with the residents and is actually reaching
25 out to agencies within our town to get these

<p style="text-align: center;">138</p> <p>1 individuals the resources, so Director, again, I 2 would just like to commend you. I think what is 3 right is right, and we must give him credit. 4 So thank you. 5 COMMISSIONER ROSS: Thank you. 6 EXECUTIVE DIRECTOR RECKO: Thank you. 7 CHAIRWOMAN WEFER: Dianna Bautista? 8 MS. BAUTISTA: Hello, my name is 9 Dianna Bautista. 10 THE REPORTER: How do you spell that? 11 MS. BAUTISTA: D-i-a-n-n-a. Bautista 12 is B-a-u-t-i-s-t-a. 13 I am here because I have a little 14 situation with Housing. 15 I applied for an apartment maybe five 16 or six years ago. I understand there is a waiting 17 list and everything. 18 Back in September I was assigned 19 Apartment 2A in 300 Marshall Drive. 20 Yes, I emailed Ms. Wefer. I emailed 21 Mr. Recko, as well as emailed -- what is her name 22 over at HUD -- Ms. Peterson. I am still waiting on 23 a response from everyone. 24 Apparently, the apartment that was 25 assigned to me back in September, they told me that</p>	<p style="text-align: center;">140</p> <p>1 Sandra. Sandra, also she tells me, well, the 2 apartment will be given to you whenever we can give 3 it to you. 4 Now, when I went on Monday because of 5 the phone call that I received that the apartment 6 was given away, they come to tell me, well, there is 7 three or four other people up in front of you, so 8 you are going to have to wait. 9 Why? 10 I will be paying rent. I have seen 11 people that are drug addicts getting apartments 12 here. So do I have to be a drug addict to get an 13 apartment, or do I have to be a drug dealer to get 14 an apartment? 15 I have a two-year-old daughter. I have 16 been working for Marriott Hotels for ten years. You 17 guys will be getting rent from me. It is not like, 18 oh, well, she is going to pay \$50, \$25. No. I'll 19 be paying rent. 20 What is the problem? 21 Why do I have to wait for an apartment 22 or continue waiting or even just get a response? 23 I continue getting the run-around. I 24 fill out state forms. I don't get a response back 25 from the main office or anything.</p>
<p style="text-align: center;">139</p> <p>1 I have to wait for it because they were doing 2 renovations to it. 3 I waited a month. They say that they 4 are short staffed, it's still under renovations, 5 it's still under renovations. 6 By all means, take your time or do what 7 you need to do for it. But, I get a phone call on 8 Monday to tell me that my apartment was given to 9 somebody else. No one ever told me anything. I 10 have a two-year-old daughter, where I am going from 11 house to house with family or staying at a hotel 12 because I work at a hotel. 13 And why is it that this person was 14 supposedly an emergency situation, where -- I am 15 sorry -- this person was an emergency situation, but 16 she had an apartment in Bayonne. 17 My lease was up, so I had to give up my 18 apartment, because they didn't want to do a month to 19 month basis with me because they wanted to guarantee 20 their apartment. 21 By all means, I understand that you 22 want to make your money any way possible. But why 23 is it that you are telling me the apartment is under 24 renovation, the apartment is under renovation. 25 I have gone to Patty. I've gone to</p>	<p style="text-align: center;">141</p> <p>1 Why? 2 What makes me any different from 3 anybody else? 4 Like I said, do I need to sell myself 5 out there, so that I can get an apartment? 6 Do I need to do something? 7 Like I have a two-year-old. I have to 8 bring my daughter from house to house to house in 9 order for her to have a place to stay because nobody 10 wants to give me a month-to-month basis, or I am not 11 going to rent a room when I have a two-year-old. I 12 am sorry. 13 Can someone help me? 14 I have literally been living in Hoboken 15 for years. I was born and raised here, so it's not 16 like I am not a newcomer. My parents still live in 17 Hoboken. What is going on? 18 I have been on this list for five or 19 six years. Like I said, I completely understand 20 there is a waiting list here. I understand that 21 there are renovations that need to be done. I 22 understand that there's emergencies. 23 By all means, if that comes ahead, go 24 ahead, let it be known. But don't sit there and 25 tell me this apartment is mine, and this is what is</p>

1 going to be assigned to me, and you are waiting for
 2 renovations, and then I get phone call from
 3 outsiders to tell me that the apartment was given to
 4 somebody else.
 5 And I asked the person that the
 6 apartment was given to, and she is like, yeah, I
 7 just moved into the apartment.
 8 So what, I get a slap in the face now?
 9 CHAIRWOMAN WEFER: So will you please
 10 stay?
 11 We have two more people to speak, and
 12 then we are going into closed session, but I would
 13 like you to talk to the Director.
 14 MS. BAUTISTA: That's fine.
 15 Thank you.
 16 CHAIRWOMAN WEFER: Thank you.
 17 COMMISSIONER FORMAN: Thank you.
 18 CHAIRWOMAN WEFER: Jeanne?
 19 COMMISSIONER FORMAN: Jeanne, let me go
 20 help you.
 21 (Laughter)
 22 MS. RODRIGUEZ: I am here tonight for
 23 300 Marshall Drive about a pitbull.
 24 I have pictures here of this dog biting
 25 a gentleman, and I want to show you the pictures,

1 and the person with the pitbull lives in 300,
 2 Apartment 3E.
 3 The dog wasn't on a leash or nothing,
 4 and let me get the pictures.
 5 COMMISSIONER FORMAN: Don't show them
 6 our pictures.
 7 MS. RODRIGUEZ: Shut up.
 8 (Laughter)
 9 COMMISSIONER FORMAN: Oh, see, you
 10 shocked me.
 11 (Pictures shown)
 12 MS. RODRIGUEZ: And this isn't the
 13 first person he bit.
 14 COMMISSIONER ROSS: Do you have a
 15 picture of the dog?
 16 MS. RODRIGUEZ: No. That is the
 17 person.
 18 COMMISSIONER ROSS: But you don't have
 19 a picture of the dog?
 20 MS. RODRIGUEZ: What do you want, a
 21 picture of the dog?
 22 (Everyone talking at once)
 23 MS. RODRIGUEZ: It happened by 400.
 24 This isn't the first time.
 25 (Everyone talking at once)

1 THE REPORTER: In order for this to be
 2 on the record, you have to speak one at a time if
 3 you want it on the record.
 4 MS. RODRIGUEZ: And the gentleman is in
 5 the hospital, and he came home today, and they had
 6 to put him back in.
 7 MR. DI VINCENT: Who is he? What's his
 8 name, do you know?
 9 MS. RODRIGUEZ: His mother's name is
 10 Brenda Sanchez. I can get you the address and
 11 everything.
 12 MR. DI VINCENT: Yeah, I'd like to look
 13 into that.
 14 COMMISSIONER ROSS: But he doesn't live
 15 in --
 16 MS. RODRIGUEZ: Yes, he does. Yes, he
 17 does.
 18 COMMISSIONER ROSS: -- the kid does,
 19 but the one that --
 20 MS. RODRIGUEZ: That's him. He lives
 21 in --
 22 (Everyone talking at once)
 23 MS. RODRIGUEZ: That's it. Everybody
 24 have a nice holiday and a healthy new year.
 25 COMMISSIONER MELLO: Merry Christmas.

1 CHAIRWOMAN WEFER: I think -- Delores
 2 Gibson, I think she left. She was with the Boys and
 3 Girls Club, right?
 4 COMMISSIONER FORMAN: Yes.
 5 CHAIRWOMAN WEFER: All right. That
 6 concludes our public portion, so --
 7 COMMISSIONER ROSS: No, I am on there.
 8 CHAIRWOMAN WEFER: Oh, I'm sorry.
 9 You're right. You are.
 10 COMMISSIONER ROSS: Oh, shocks, now
 11 what was the question.
 12 COMMISSIONER FORMAN: Oh, okay.
 13 COMMISSIONER ROSS: Wait a minute.
 14 Well, I do -- I do -- I do want to go
 15 back because the pet policy and the dog that is
 16 running around loose has been brought up several
 17 times, as long as I can remember at these meetings,
 18 and we have to do something about it.
 19 There is too many pitbulls walking
 20 around here that have no business on Hoboken Housing
 21 Authority's property, and they are walking with two
 22 and three of them. It's not like they are walking
 23 with one. They're walking with two or three
 24 pitbulls at a time.
 25 CHAIRWOMAN WEFER: And they're not on

1 leashes?

2 COMMISSIONER ROSS: Yeah, they're not.

3 They're not on leashes.

4 Director Recko, how many parking --

5 handicapped parking spaces are there between 300 and

6 310, that lot, this 300 lot is in between the

7 buildings --

8 EXECUTIVE DIRECTOR RECKO: Im sorry. I

9 can't answer that question on the spur of the

10 moment.

11 COMMISSIONER ROSS: You can't.

12 EXECUTIVE DIRECTOR RECKO: It is not

13 right here. I'm sorry.

14 COMMISSIONER ROSS: Well, would you be

15 able to provide me with an answer sometime maybe

16 next week?

17 EXECUTIVE DIRECTOR RECKO: Yes, sure.

18 COMMISSIONER ROSS: Thank you.

19 The other suggestion that I have, and

20 this is going back to the exterminators, we used to

21 have this years ago. And I think last year, if I am

22 not mistaken, I saw it a couple times, where the

23 exterminators went into the apartment to

24 exterminate, and they would leave a door tag or some

25 type of notice indicating that they had gone into

1 the apartment to do their work.

2 I would like to see that happen

3 again --

4 EXECUTIVE DIRECTOR RECKO: Sure.

5 COMMISSIONER ROSS: -- because not only

6 for me, but it's a couple of tenants that has been

7 asking. They don't know who is going into the

8 apartments with the exterminators.

9 I don't know if anybody has been in my

10 apartment to exterminate, so I think it is important

11 that we just have that verification.

12 EXECUTIVE DIRECTOR RECKO: We agree,

13 and we agree not only for exterminators, but for any

14 staff that has ever been in.

15 Rich, do you want to take it from there

16 because we have been working on it?

17 MR. GODDIN: I was a little bit unhappy

18 to say the least that we were not doing that when I

19 first started here.

20 If somebody were to come into my home

21 to do something that I agreed, according to a lease,

22 that they could come and exterminate or do a repair,

23 whatever it is, we actually instituted that -- we

24 call it door tags, but we don't necessarily leave

25 them on the outside of the tenants' doors, because

1 other tenants tend to come and swipe them.

2 So what I have explained to my staff

3 specifically with maintenance, not necessarily

4 extermination, but with maintenance, is that we

5 leave those tags in a place where the tenant is

6 going to see it inside their apartment, whether it

7 be a dining table or by the kitchen sink or some

8 place they are going to see it, and it's not going

9 to get misplaced or whatever the case is.

10 I do know that we are doing that for

11 maintenance requests, especially if a tenant gives

12 us the approval to go in, if they're not home. We

13 have been doing that, and actually our dispatch

14 crew, any place that there is a work order generated

15 and it says you can go in, if they are not home,

16 they staple one to the work order, and it just gets

17 filled out very quick, what was done, how it was

18 done, and time in and time out, and it just gets

19 left off to the side, so that way the tenant knows

20 that somebody was there.

21 As far as the extermination goes, we

22 have one staff person that goes with the

23 exterminators through the entire property.

24 I will make sure that he has those door

25 tags with him every minute of every day that he is

1 going to do extermination, regardless if it is a

2 standard extermination or if it's a special, like on

3 a Thursday, which would be the special stuff.

4 I am not going to sit and tell you that

5 we are doing it for extermination. I can't tell you

6 that, but I can tell you that we have instituted it

7 for a maintenance request, and we will expand it to

8 extermination, I promise.

9 COMMISSIONER ROSS: Thank you.

10 MR. GODDIN: You're welcome.

11 COMMISSIONER ROSS: Okay. That is it.

12 CHAIRWOMAN WEFER: Okay.

13 All right. So now closed session is

14 next, but I don't have a resolution.

15 (Board members confer)

16 CHAIRWOMAN WEFER: So I move that we go

17 into closed session --

18 MR. MATTHEW FITZPATRICK: I was just

19 going to say normally you say the reason is to

20 discuss litigation or matters that you have.

21 CHAIRWOMAN WEFER: I move that we go

22 into closed session and discuss a matter of

23 litigation, and any action taken will be taken in

24 closed session.

25 COMMISSIONER FORMAN: I'll make a

1 motion.

2 MR. HAROLD FITZPATRICK: When we come
3 out, there will be no further action taken by the
4 Authority in open session, so there is no reason for
5 the public to be concerned that we will be doing
6 anything at the end that they would have to stay
7 for.

8 COMMISSIONER MELLO: Well, it's always
9 been my experience that if you have to discuss a
10 matter in closed session, so when you come out of
11 closed session, you actually take a public vote on
12 it.

13 MR. HAROLD FITZPATRICK: No, if it is a
14 public vote. This is a matter, which based upon
15 what I have been informed so far, is a matter that
16 can actually be considered and acted upon in closed
17 session. It involves pending litigation. We have
18 done that before on this litigation.

19 CHAIRWOMAN WEFER: It is not like a
20 resolution for settlement or something like that,
21 but it's --

22 MR. HAROLD FITZPATRICK: It is a policy
23 decision of the Commissioners.

24 COMMISSIONER MELLO: Okay.

25 CHAIRWOMAN WEFER: All right. So I

1 C E R T I F I C A T E

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

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

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

19 -----
20 PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300
21 Notary Public of the State of New Jersey
22 My commission expires 11/5/2020.

Dated: 12/17/16

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

23

24

25

1 made that motion.

2 COMMISSIONER FORMAN: I second it.

3 CHAIRWOMAN WEFER: Are there questions
4 or comments on the motion to go into closed session
5 to discuss litigation?

6 Okay. Can we take a vote on that?

7 EXECUTIVE DIRECTOR RECKO: J. Burrell?
8 H. Forman?

9 COMMISSIONER FORMAN: Yes.

10 EXECUTIVE DIRECTOR RECKO: D. Denning?

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 (Open session concluded at 9:20 p.m.,

21 and closed session was held off the record)

22

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24

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