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REGULAR MEETING OF THE BOARD :
OF COMMISSIONERS OF THE HOBOKEN : Thursday
HOUSING AUTHORITY OF THE CITY OF : August 10, 2017
HOBOKEN : 7 p.m.
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Held At: Monroe Gardens
Community Room
221 Jackson Street
Hoboken, New Jersey

B E F O R E:

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

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

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

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

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

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

1 CHAIRMAN DENING: Can I have
 2 everybody's attention?
 3 Before we start, we have a swearing in.
 4 We have a new Commissioner joining us. So without
 5 further adieu, Matt, can you take it away?
 6 MR. MATTHEW FITZPATRICK: Ms. Reyes, do
 7 you want to join me up in the front here?
 8 I will ask you to raise your right hand
 9 and repeat after me.
 10 I, Barbara Reyes, --
 11 COMMISSIONER REYES: I, Barbara
 12 Reyes, --
 13 MR. MATTHEW FITZPATRICK: -- do
 14 solemnly swear or affirm --
 15 COMMISSIONER REYES: -- do solemnly
 16 swear or affirm --
 17 MR. MATTHEW FITZPATRICK: -- that I
 18 will faithfully, impartially and justly --
 19 COMMISSIONER REYES: -- that I will --
 20 MR. MATTHEW FITZPATRICK: --
 21 faithfully --
 22 COMMISSIONER REYES: -- faithfully --
 23 MR. MATTHEW FITZPATRICK: --
 24 impartially --
 25 COMMISSIONER REYES: -- impartially--

1 MR. MATTHEW FITZPATRICK: -- and
 2 justly --
 3 COMMISSIONER REYES: -- justly --
 4 MR. MATTHEW FITZPATRICK: -- perform
 5 all of the duties of --
 6 COMMISSIONER REYES: -- perform all of
 7 the duties of --
 8 MR. MATTHEW FITZPATRICK: -- the office
 9 of Commissioner --
 10 COMMISSIONER REYES: -- the office of
 11 Commissioner --
 12 MR. MATTHEW FITZPATRICK: Of the
 13 Housing Authority of the City of Hoboken --
 14 COMMISSIONER REYES: -- of the Housing
 15 Authority of the City of Hoboken --
 16 MR. MATTHEW FITZPATRICK: -- according
 17 to the best of my ability --
 18 COMMISSIONER REYES: -- according to
 19 the best of my ability --
 20 MR. MATTHEW FITZPATRICK: -- so help
 21 me, God.
 22 COMMISSIONER REYES: -- so help me,
 23 God.
 24 MR. MATTHEW FITZPATRICK: I, Barbara
 25 Reyes --

1 COMMISSIONER REYES: I, Barbara
 2 Reyes --
 3 MR. MATTHEW FITZPATRICK: -- do
 4 solemnly swear or affirm --
 5 COMMISSIONER REYES: -- do solemnly
 6 swear or affirm --
 7 MR. MATTHEW FITZPATRICK: -- that I
 8 will support the Constitution --
 9 COMMISSIONER REYES: -- that I will
 10 support the Constitution --
 11 MR. MATTHEW FITZPATRICK: -- of the
 12 United States --
 13 COMMISSIONER REYES: -- of the United
 14 States --
 15 MR. MATTHEW FITZPATRICK: -- and the
 16 Constitution of the State of New Jersey --
 17 COMMISSIONER REYES: -- and the
 18 Constitution of the State of New Jersey --
 19 MR. MATTHEW FITZPATRICK: -- and that I
 20 will bear true faith --
 21 COMMISSIONER REYES: -- and that I will
 22 bear true faith --
 23 MR. MATTHEW FITZPATRICK: -- and
 24 allegiance to the same --
 25 COMMISSIONER REYES: -- and allegiance

1 to the same --
 2 MR. MATTHEW FITZPATRICK: -- and to the
 3 Governments established --
 4 COMMISSIONER REYES: -- and to the
 5 Governments established --
 6 MR. MATTHEW FITZPATRICK: -- in the
 7 United States and in this state --
 8 COMMISSIONER REYES: -- in the United
 9 States and in this state --
 10 MR. MATTHEW FITZPATRICK: -- under the
 11 authority of the people --
 12 COMMISSIONER REYES: -- under the
 13 authority of the people --
 14 MR. MATTHEW FITZPATRICK: -- so help
 15 me, God.
 16 COMMISSIONER REYES: -- so help me,
 17 God.
 18 MR. MATTHEW FITZPATRICK:
 19 Congratulations.
 20 (Applause and cheering)
 21 CHAIRMAN DENING: Would you all rise
 22 for the Pledge of Allegiance?
 23 (Pledge of Allegiance recited)
 24 CHAIRMAN DENING: I would like to
 25 advise those present that notice of this Regular

1 Meeting of the Housing Authority of the City of
 2 Hoboken has been provided to the public in
 3 accordance with the provisions of the Open Public
 4 Meetings Act, and that notice of the Regularly
 5 Monthly August's Board Meeting has been scheduled
 6 for Thursday, August 10th, was sent to The Jersey
 7 Journal and The Star-Ledger on Tuesday, August 1st,
 8 as notification to the general public of said
 9 meeting and sent to the City Clerk of Hoboken on
 10 Tuesday, August 1st, with a copy of the agenda to be
 11 posted on the bulletin board in City Hall, as well
 12 as the Hoboken Library and Hoboken Police
 13 Department.

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

18 The first item on the agenda is the
 19 approval of the minutes of our July 13th meeting.

20 Do I have a motion?

21 COMMISSIONER MELLO: Motion.

22 COMMISSIONER FORMAN: Second.

23 CHAIRMAN DENING: Any discussion?

24 Director, I think we are ready.

25 EXECUTIVE DIRECTOR RECKO: J. Burrell?

1 H. Forman?

2 COMMISSIONER FORMAN: Yes.

3 EXECUTIVE DIRECTOR RECKO: D. Denning?

4 CHAIRMAN DENING: Yes.

5 EXECUTIVE DIRECTOR RECKO: D. Mello?

6 COMMISSIONER MELLO: Yes.

7 EXECUTIVE DIRECTOR RECKO: B. Reyes?

8 COMMISSIONER REYES: Abstain.

9 EXECUTIVE DIRECTOR RECKO: L. Ross?

10 VICE CHAIR ROSS: Yes.

11 EXECUTIVE DIRECTOR RECKO: And J.

12 Sanford?

13 COMMISSIONER SANFORD: Yes.

14 CHAIRMAN DENING: I would like -- call

15 the roll, please.

16 EXECUTIVE DIRECTOR RECKO: I am going
 17 to call the roll now.

18 J. Burrell?

19 H. Forman?

20 COMMISSIONER FORMAN: Yes.

21 D. Denning?

22 CHAIRMAN DENING: Yes.

23 EXECUTIVE DIRECTOR RECKO: D. Mello?

24 COMMISSIONER MELLO: Yes, present.

25 EXECUTIVE DIRECTOR RECKO: B. Reyes?

1 COMMISSIONER REYES: Here.

2 EXECUTIVE DIRECTOR RECKO: L. Ross?

3 VICE CHAIR ROSS: Present.

4 EXECUTIVE DIRECTOR RECKO: J. Sanford?

5 COMMISSIONER SANFORD: Yes, here.

6 CHAIRMAN DENING: All right. I am now
 7 going to motion to suspend the agenda, so that we
 8 can hear the Director's report.

9 Is there a second?

10 COMMISSIONER MELLO: Second.

11 CHAIRMAN DENING: All right.

12 I just want to kick off the discussion

13 with this. In order to better serve the public --

14 THE REPORTER: I can hardly hear you.

15 CHAIRMAN DENING: You are having

16 trouble hearing me?

17 MR. MATTHEW FITZPATRICK: Right. I

18 just wanted to say that there is a motion and a

19 second to suspend the agenda, so you have to take a
 20 vote. I'm sorry.

21 CHAIRMAN DENING: Oh, okay.

22 Could we have a vote?

23 EXECUTIVE DIRECTOR RECKO: You sure

24 can.

25 J. Burrell?

1 H. Forman?

2 COMMISSIONER FORMAN: Yes.

3 EXECUTIVE DIRECTOR RECKO: D. Denning?

4 CHAIRMAN DENING: Yes.

5 EXECUTIVE DIRECTOR RECKO: D. Mello?

6 COMMISSIONER MELLO: Yes.

7 EXECUTIVE DIRECTOR RECKO: B. Reyes?

8 COMMISSIONER REYES: Yes.

9 EXECUTIVE DIRECTOR RECKO: L. Ross?

10 VICE CHAIR ROSS: Yes.

11 EXECUTIVE DIRECTOR RECKO: J. Sanford?

12 COMMISSIONER SANFORD: Yes.

13 MR. MATTHEW FITZPATRICK: Sorry for the
 14 interruption.

15 CHAIRMAN DENING: Oh, it is okay.

16 So in order to better serve the public,
 17 I would like to experiment with having the Director
 18 give his report early in the evening, so that the
 19 people who are presenting can go home, and then more
 20 of the public is around to hear what the Director
 21 has to say about what is going on in the Housing
 22 Authority.

23 Take it away.

24 EXECUTIVE DIRECTOR RECKO: Very good.

25 Thank you, Chairman.

1 So I will jump right in. I have got my
2 Director's report in front of you, and I must
3 apologize that I didn't get it to you early this
4 time. We had kind of a hectic couple of weeks with
5 some staff out, so I have got it in front of you.
6 And I've got as the very first thing on
7 my Director's report, which is the vacant unit
8 information, and we had some technical glitches and
9 some key staff out, so I wasn't able to give you an
10 updated vacant unit report for July. I will have
11 that combined report coming to you at the September
12 meeting.

13 The numbers are pretty close to where
14 they were in June. In July, we were starting to
15 sneak up just a little tiny bit on our vacancies.
16 We have gotten rid of our Local 55 vacancy crew,
17 because their time was over with us, and we are
18 working now on reformatting the maintenance staff to
19 give a little more help to our vacancy crew, as well
20 as we are looking at a way to bid out vacancy
21 turnover to a contract as well, so that is going to
22 be our plan for the fiscal year ending 2018, so we
23 are taking some action on those two avenues of
24 vacant units, but we are still well under our 2
25 percent vacancy rate as it stands in July.

1 On our work order status report, you
2 will see our numbers continue to be high on the
3 number of work orders we have done, and fairly low
4 on our outstanding, considering how many we take in.
5 We have a total of 569 for the month and with 103
6 outstanding with a hundred percent of our emergency
7 work orders completed.

8 On the Board subcommittee meetings,
9 Security and Facilities did not meet. We are
10 looking for a facilities meeting, and I think it is
11 really important that we do meet before the
12 September Board meeting. Commissioner Forman and I
13 talked about that, set up a tentative date. We got
14 some things to talk about for how we are going to
15 spend next year's capital fund money, the limited
16 amount we get. We got a little hit list of things
17 we need to go forward with, so we will be sitting
18 down with the Facilities and Capital Improvement
19 Committee talking about those items that we're going
20 to be doing for the rest of the 2017 and 2018.

21 The Personnel Committee didn't meet.

22 The Finance Committee didn't meet.

23 The Litigation Committee did have a
24 conference call on August 7th.

25 And the Resident Services Policies

1 Committee did meet, and I do have the agenda
2 attached as Attachment 4 to your report here.

3 Ms. Ross, do you want to talk about the
4 Resident Services Committee meeting?

5 VICE CHAIR ROSS: It was a great
6 meeting. We didn't have a lot of the residents --

7 MR. GROOMES: Excuse me. I'm sorry.

8 Can you talk in the microphone? I
9 can't hear you.

10 EXECUTIVE DIRECTOR RECKO: I sure can

11 MR. GROOMES: Thank you.

12 VICE CHAIR ROSS: So it was a great
13 meeting.

14 MR. GROOMES: Can you talk in the mike,
15 please?

16 VICE CHAIR ROSS: It was a great
17 meeting --

18 (Laughter)

19 -- we didn't have a lot of residents,
20 but those that were here expressed their concerns.

21 There was an agenda at the Resident
22 Services Policies Committee Meeting. The most
23 important thing residents were kind of wanted to
24 express their concerns was really about security,
25 about how, you know, this is a large complex, and we

1 have a memoranda of understanding with the police
2 department. That is something that we are going to
3 have to go back to the table to, to kind of talk
4 over.

5 One of the biggest issues is having a
6 lot of homeless people sleeping in our hallways.
7 They are actually coming here basically to live.
8 They are bringing their luggage. They are here all
9 day, all through the night, and it is a concern to
10 everyone. It is a concern to especially for our
11 senior citizens, for our children, for the entire
12 Hoboken Housing Authority.

13 So that is something that we are going
14 to have to go back to the drawing board and try to
15 figure out how do we address that. But that was
16 mainly the focus of the meeting.

17 I don't think there is anything else to
18 add to that, Director.

19 EXECUTIVE DIRECTOR RECKO: I think we
20 were planning at the next Resident Services Policies
21 Committee Meeting to invite the police to be with us
22 for the entire meeting.

23 VICE CHAIR ROSS: In October.

24 So the next time the Resident Services
25 Policies Committee meets, it will be in October,

1 somewhere around the first week of October, okay? A
2 notice will be sent out in reference to the meeting.
3 Okay?

4 EXECUTIVE DIRECTOR RECKO: We thought
5 that that might be good timing as well, because by
6 that time, we will be seeing some of the actual
7 progress of the installation of the doors at Andrew
8 Jackson. They have started, and -- they have
9 started in Harrison, the new doors, so we are
10 working with the contractors right now, and we hope
11 to have a good improvement there.

12 What we are hoping, you know, what we
13 know is that we will no longer, once those doors are
14 in, be able to jimmy those doors any more. You
15 won't be able to put the quarters and nickels in to
16 keep them open, so we're dealing with that and some
17 of the issues, and we know that is not everything,
18 but that will give us something, not everything, but
19 we still got issues with folks letting people in,
20 with the policing. We still have issues that we got
21 to keep our eye on the prize, but it's at least part
22 of it.

23 And I think once we get those doors
24 with the security cameras on the inside of each --
25 the front and back of each door, so we will be able

1 to know at any time anybody that comes in, we will
2 have them on video, so we will know when somebody
3 comes in. And if somebody reports that somebody
4 came in at two o'clock in the morning, we will be
5 able to go back that very day and find out who they
6 are.

7 So once we have that throughout all of
8 our units, Andrew Jackson and Christopher Columbus
9 Gardens, I think that will be a good first step, and
10 then we will get together with the police department
11 and our resident partners, and I think we can start
12 wrestling those things to the ground here for 2017
13 and '18.

14 VICE CHAIR ROSS: The other thing is
15 that I have been pushing this along with the entire
16 Commissioners and our Director is to bring more
17 supportive services here to our residents. So we
18 have a lot of agencies coming in willing to provide
19 services to our residents.

20 Danny is our Resident Services
21 Coordinator. I am quite sure he will probably be
22 speaking about our upcoming events that will be
23 upcoming and some other future items as well.

24 But this is mainly what we want, what
25 we need here is to bring back services to our

1 residents.

2 EXECUTIVE DIRECTOR RECKO: Thank you,
3 Commissioner.

4 COMMISSIONER MELLO: I do want to add
5 one comment to what was just made by Ms. Ross.

6 I know the Director has done a great
7 job of putting signs up with the anonymous numbers,
8 where you can call the police, and I understand
9 there is a lot of trust issues with that. But I
10 just want people to kind of take a leap of faith and
11 try to call those numbers because even though we
12 have an agreement with the police, it is very
13 different than agreements in the past.

14 It is not an agreement to add
15 patrolling up and down the buildings. It is just an
16 agreement that allows the police to enter on to the
17 property without the level of complaint that would
18 have been necessary before to make an arrest.

19 But you still might need that initial
20 phone call. You still are going to need that
21 initial phone call to bring it to the police's
22 attention that they need to come in and attend to a
23 building.

24 You know, the agreement puts any other
25 barriers -- gets rid of any other barriers, so that

1 once you make that phone call, they can quickly come
2 in and remove anybody who shouldn't be in the
3 building, but you do need to make that phone call.

4 So I know it is hard. I know it's hard
5 to trust it, but please do. Those signs have been
6 put up there for a reason. It is going to be
7 totally anonymous, and if you start using that phone
8 number, you will see people getting cleared out who
9 don't belong in the buildings.

10 Thanks.

11 EXECUTIVE DIRECTOR RECKO: Thank you,
12 Commissioner.

13 One of the things that the police did
14 mention to me in discussing this issue is that the
15 anonymous call lines that are posted, those are for
16 anonymous tips for that background information, for
17 that information that you want to give to the police
18 at the Housing Authority.

19 Still when you need immediate
20 assistance, when something is happening, right, and
21 you need the police to come, please continue to use
22 the normal call-in line, right, that 420-2100, that
23 is the main police switchboard. If something is
24 going on, please call that line.

25 The anonymous line, the 420-2111 that

1 is posted everywhere as well, that is one you want
 2 to be completely anonymous and say, look, this is
 3 going on over in this building. These drug deals
 4 are going on. We want to give you background on
 5 what is happening in this area.

6 So the police have asked that we all
 7 try to keep that in mind. And if we need immediate
 8 help, then we call the 420-2100 number, and that the
 9 other number is for an anonymous tip.

10 MS. LUSANE: Can I say something?

11 We had mentioned this the night of our
 12 meeting, that we did call when there were homeless
 13 men that were out there on Harrison side. And she
 14 called, and I was right there.

15 And three hours -- one hour, two hours,
 16 three hours went by, then they decided to come, and
 17 then they came on Jackson side and said that -- she
 18 asked me what happened, and they never came.

19 They told her they got the call, but
 20 they still didn't come.

21 So what do we do then?

22 EXECUTIVE DIRECTOR RECKO: So I think
 23 the reason we are having our Resident Services
 24 Policies Committee Meeting is to sit down with the
 25 police department and really get into kind of the

1 weeds on this issue when we get back together with
 2 them. But continue to call that number.

3 CHAIRMAN DENING: I realize that we
 4 have to maintain the decor of the meeting, so it is
 5 necessary to keep the meeting from going off the
 6 rails, so, Director, please -- I just ask members of
 7 the audience to refrain from making comments.

8 MS. LUSANE: Well, how could you say
 9 that, if he is saying call the police line, and we
 10 tell him that we did call, so how could you say
 11 that?

12 That don't make no sense. Never mind,
 13 never mind. Go ahead.

14 CHAIRMAN DENING: Director, I just ask
 15 that you would try to refrain from --

16 COMMISSIONER MELLO: I will make sure I
 17 follow up with the chief of police personally and
 18 get to the bottom of what's the best number to call.

19 MS. LUSANE: I understand what you're
 20 saying, but for him to say that, that's not --

21 COMMISSIONER MELLO: I will follow up,
 22 I promise --

23 MS. LUSANE: Okay. No problem.

24 COMMISSIONER MELLO: -- and let's move
 25 on.

1 COMMISSIONER REYES: May I say
 2 something?

3 CHAIRMAN DENING: Please.

4 COMMISSIONER REYES: Director, I know
 5 that they did put the -- they did fix the door at
 6 311 Harrison in the back, but this afternoon when I
 7 was going in, the door was completely open. It
 8 doesn't lock.

9 Is that how it is staying until the
 10 electricians come in?

11 Is there another phase to it that in
 12 the meantime it is staying open or -- because that
 13 is a concern. 311 Harrison has a big concern with
 14 homeless and other things.

15 EXECUTIVE DIRECTOR RECKO: Yeah, the
 16 door should be locked. There's no doubt about it.
 17 The door should be locked.

18 So as you left this evening, it was
 19 not?

20 COMMISSIONER REYES: This evening when
 21 I was coming out, I didn't check it. But I know
 22 when I was going in about five o'clock, it was not
 23 locked. It was open.

24 EXECUTIVE DIRECTOR RECKO: All right.
 25 Because I know they are actively working on it. I

1 don't know what the status was, but I will check on
 2 it before we head home tonight.

3 COMMISSIONER REYES: Thank you.

4 THE REPORTER: Director, can you not
 5 talk into the microphone because I can't understand
 6 you.

7 EXECUTIVE DIRECTOR RECKO: Okay. I'll
 8 try to do something in between.

9 THE REPORTER: It's just something with
 10 that mike. I don't know.

11 EXECUTIVE DIRECTOR RECKO: Yes. I'll
 12 try to do something in between.

13 Just a reminder to view that HUD "Lead
 14 the Way" series online. I appreciate the
 15 Commissioners that have completed it. It is part of
 16 our compliance.

17 We will be talking later about the
 18 Housing Finance Agency money that is part of our
 19 Board resolution tonight.

20 I want to remind you that that letter
 21 of interest was submitted to HUD regarding the RAD
 22 program and we're just sitting around waiting right
 23 now until we hear from HUD on some type of
 24 preliminary approval.

25 We are working with the city on getting

1 a net installed at the sports field. We hope that
 2 that will be progressing on course this year.
 3 We had a good meeting with Mr.
 4 Pellegrini out there, and we think we are going to
 5 make this thing happen.
 6 I do want to remind everyone that we
 7 are moving towards project based management. It
 8 looks like we are looking for the month of October.
 9 I would like to start it with the new fiscal year.
 10 I will be looking for a Personnel Committee meeting
 11 before the September Board to talk about the changes
 12 to our organizational chart. But, again, project
 13 based management is a move towards more local
 14 management on each development where a manager has
 15 control of a maintenance staff on each development,
 16 so we will be changing the way we administer.
 17 We will be changing the way work orders
 18 come in. We will be changing the level of
 19 responsibility of our folks out there. We think
 20 this is going to give you better service. I have
 21 done this at a couple Housing Authorities I have
 22 been at in the past, and I've always experienced
 23 better service when we made it happen.
 24 There are always a couple of niches and
 25 glitches as we make the change, but, again, it gives

1 local control. And where we are right now with the
 2 centralized maintenance, the manager can put in a
 3 work order, but the manager does not have any
 4 maintenance people working for him or her.
 5 And once that changes, the manager will
 6 have a maintenance staff actually working on site
 7 for the manager, so they can have control and deal
 8 with issues as they come up and be accountable.
 9 So we are heading for that change
 10 starting in September into October, and again, that
 11 is also part of our recovery mandated by HUD. This
 12 is something that we should have done ten years ago.
 13 Housing Authorities across the country have done it,
 14 so we are well behind the curve, but I am looking
 15 forward to the change here on that.
 16 In management, we are purging and
 17 updating those waiting lists. We have been training
 18 with Matt Fitzpatrick, and we are looking to hold
 19 our community service program by September 1st of
 20 this year.
 21 In maintenance and REAC inspection, the
 22 first of the year will be held at Fox Hill Gardens
 23 on August 21st, so we are starting our REAC process.
 24 That is the only one we have been notified of so
 25 far, so HUD will be here or a HUD representative or

1 some contractor will be here doing an inspection in
 2 Fox Hill Gardens, and we hope for good things coming
 3 out of that.
 4 As you well know, we have not passed a
 5 REAC inspection in years here at the Hoboken Housing
 6 Authority, and we have some very high hopes for
 7 bringing those grades up this year particularly in
 8 Fox Hill Gardens.
 9 CHAIRMAN DENING: Director, have we
 10 gotten our REAC scores from last year?
 11 EXECUTIVE DIRECTOR RECKO: No, we
 12 haven't. And, again, we met with HUD the week
 13 before last, and they expressed their frustration at
 14 that and promised from their office to continue to
 15 work to get those done for us. But every time I
 16 meet with them, they are as frustrated as we are at
 17 this point.
 18 You know, the HUD REAC Central is a
 19 completely separate office in DC, and so they are
 20 contacting them to try to get that information for
 21 us.
 22 Our new trash collection procedure is
 23 expected to be implemented within the next 30 days,
 24 and I might ask Rich to say a thing or two about
 25 this, because we are excited about this.

1 MR. GODDIN: Okay.
 2 What we are going to do is we have
 3 already installed a few trash collection pads, which
 4 means that that is where the dumpsters are going to
 5 go. They are concrete. We will be able to keep
 6 them neat and clean.
 7 Right now our trash collection is
 8 questionable at best, because we are putting just
 9 many, many, many, bags of trash on the blacktop
 10 behind Building 11, which is behind Building 400
 11 Marshall, and I was told that the animals were
 12 ripping through the bags, and did a little research
 13 on some of the video and found that some people were
 14 going through the bags looking for cans for
 15 recycling and stuff. So once that happens, then,
 16 you know, it kind of attracts other things.
 17 So by doing this with the closed
 18 containers, we are going to be able to, number one,
 19 keep the trash more locally at their buildings, so
 20 that way we don't have to have two men in a pickup
 21 truck driving around for seven days a week picking
 22 up and moving bags of garbage to one central
 23 location.
 24 This is the first phase. We are going
 25 to be doing the senior buildings first and all of

1 the pads have been done.

2 We are also doing CCG. There is one
3 location over on 8th Street that we have already put
4 the pad in and did some of the fencing, and then one
5 other area, which is I call it our service road,
6 which is at the end of Fifth Street. And the reason
7 why we put it there is because the garbage trucks
8 have a very limited access to things, so they can
9 just back right up, dump it, and go about their
10 business.

11 We are very limited on where we can put
12 these, and the best places because the truck has to
13 back out up to them without too many obstructions.

14 So our dumpsters should be delivered
15 close towards the end of this month. I have been
16 following up on a weekly basis because, as I said a
17 long time ago, keys and trash were my two sticking
18 points when I first got here, and we are well -- we
19 are moving ahead on getting those two issues
20 corrected amongst all of the rest of the issues that
21 we are dealing with, so that is what I got on trash.

22 EXECUTIVE DIRECTOR RECKO: Thank you,
23 Rich.

24 I would like to reemphasize that we
25 have been working on this ever since I walked in the

1 door. We want that big trash pile gone. You know,
2 there is just no reason for that to happen. We want
3 the small trash piles where our folks are taking out
4 those bags and leaving them on the road, and they
5 stay until they get picked up. That will be a thing
6 of the past, all right?

7 They will be taken out. They will be
8 put directly into a dumpster in a smaller localized
9 place. They will be picked up directly by the trash
10 company, dumped into their truck, and moved on from
11 there.

12 So we think that the ramifications of
13 decreasing our rodent population and decreasing the
14 animal population will serve us some great benefits.

15 It is also, as Rich mentioned to me,
16 going to help our operating budget, because we will
17 not have to have two people seven days a week
18 running around -- I've never seen such a foolish
19 thing -- running around in a trash truck picking up
20 these bags. That is not the way the rest of the
21 facilities management world works, and it is not the
22 way we should be working.

23 So I think this is going to pay us some
24 benefits as we get into the years two, three, four
25 because it is going to have a decrease in our

1 operating budget, and it will free up those people
2 to do work orders and to do the things they should
3 be doing, picking up trash, getting the apartments
4 clean, getting to the buildings and cleaning them,
5 so it is going to help us quite a bit, so we are
6 looking forward to it, and we thank Rich and his
7 team for putting a good plan together in making this
8 happen.

9 COMMISSIONER REYES: Director?

10 EXECUTIVE DIRECTOR RECKO: Yes.

11 COMMISSIONER REYES: Can I ask a
12 question?

13 EXECUTIVE DIRECTOR RECKO: Yes.

14 COMMISSIONER REYES: I have two
15 questions.

16 EXECUTIVE DIRECTOR RECKO: Yes.

17 COMMISSIONER REYES: Number one is:
18 How often are these dumpsters going to be emptied,
19 and are we making sure that we are not putting them
20 too close to residents' homes --

21 EXECUTIVE DIRECTOR RECKO: Yes.

22 COMMISSIONER REYES: -- where the smell
23 is coming in their windows, if they are sitting
24 there. I mean, this is a concern. I don't know if
25 this was asked in the past.

1 EXECUTIVE DIRECTOR RECKO: Sure,
2 absolutely.

3 Rich, do you want to talk about the
4 pickup schedules?

5 MR. GODDIN: Sure.

6 The pickup schedule is -- it coincides
7 with the city's pickup schedule. They're every
8 other day -- actually, they are every day with the
9 exception of I think it's Saturday night into
10 Sunday, I believe. So they will be clearing those
11 things out, so there is not going to be anything
12 sitting around waiting, and the tops of the
13 dumpsters are closable, so we are not going to have
14 to worry about -- you know, unless somebody
15 intentionally wants to go in, but that should take
16 care of that.

17 I met with the city representative and
18 also the carting company as well, just to make sure
19 that we were coming up with the best plan for
20 everybody. And the plan that we came up with is the
21 best plan that we could come up with that is going
22 to satisfy all of our concerns.

23 Right now, to answer your question
24 about closeness to people's buildings, right now,
25 where we are staging trash bags in most cases is

1 right up against the building, and then our trucks
2 are backing in off of the street to grab the bags.
3 What we are doing now is we are having
4 closed containers. They are as far away from the
5 buildings as they can be, so they are not going to
6 be an eyesore for neighbors or anything else like
7 that, and still be serviceable for the trash company
8 and for the Housing Authority.

9 COMMISSIONER REYES: Thank you.

10 MR. GODDIN: You're welcome.

11 EXECUTIVE DIRECTOR RECKO: I was going
12 to say as we unroll this plan, keep in touch with
13 us. I mean, if something is not working, let's talk
14 about it and let's change it.

15 Any time we put a plan into effect, it
16 is as good as we all can do, and we are always open
17 to change if somebody sees a problem. I think it is
18 a good plan, and I don't think anything is right
19 under windows at this point. I think there is going
20 to be air flow. But if there is an issue, come see
21 us, and we will do what we can.

22 VICE CHAIR ROSS: I have a question.

23 EXECUTIVE DIRECTOR RECKO: Yes, ma'am.

24 VICE CHAIR ROSS: In reference to the
25 trash bags that are out on the street, on the curb,

1 are those curbs going to be power washed or
2 something?

3 EXECUTIVE DIRECTOR RECKO: Yes, ma'am.
4 Yes. We already talked about it. Absolutely, they
5 are disgusting, yes, and we agree, and that
6 shouldn't go on.

7 VICE CHAIR ROSS: Okay.

8 EXECUTIVE DIRECTOR RECKO: All right.

9 The parking gates have been repaired at
10 Fox Hill Gardens, a long time coming. The parking
11 gates are working, yay, so it has been years I guess
12 since Sandy, so we have got them secured.

13 The folks with cars have clickers, so
14 the boundaries at Fox Hill are secure, and we have
15 found out that we are able to work the Adams' gates
16 as well, so that is coming. We are going to be
17 working with the Adams building next on getting our
18 gates secure. We have got the parking gates. We
19 might as well use them. I think it is going to
20 reduce the amount of dog walking and neighbors
21 coming onto our property considerably.

22 We are working with the architect on
23 developing a spec for cleaning services for 2018 and
24 for unit turnover services for 2018.

25 I should also mention that both of

1 those are also part of our HUD recovery plan report,
2 that they are encouraging us to go forward with as
3 much contracting work as possible as our staff
4 retires and/or leaves us for some reason, and that
5 is clearly our plan, clearly where we are heading.

6 We do have our HUD abatement and
7 preventive initiative continuing the work out there.

8 On capital improvements, our generator
9 installations, the punch list is complete. The
10 generator installations and camera upgrades, they
11 are getting complete. They have been actually work
12 complete for a while now.

13 The building entrance upgrades at
14 Harrison Gardens, the construction has began, as
15 mentioned, and bear with us, there is going to be a
16 little construction time that we have to get things
17 perfect, but we will be working with them on getting
18 a good secure building.

19 The trash chute compactor repairs, the
20 repairs on the trash chutes are starting to come
21 through the buildings now. So you are going to see
22 all new trash chutes, where they are needed. You're
23 going to see repaired trash chutes. We are going to
24 refurbish every trash chute we have. I know a
25 couple of folks around this table have experienced

1 issues with trash chutes recently. We need a good
2 refurbishment on them, and that is coming.

3 Our building entrance upgrades at the
4 elderly disabled sites are waiting on a change order
5 approval by their architect to go into fabrication.
6 I know it is taking a long time. It is in
7 architectural, and once they get done, we are going
8 to have those new doors at our elderly and disabled
9 sites for new entries.

10 The facade repairs at Fox Hill is
11 winding down. We hope to have that wonderful
12 scaffolding down within the next two weeks, because
13 they have completed their process, so we will have
14 the scaffolding down at Fox Hill, and Fox Hill will
15 be back to normal over there.

16 The handicapped unit improvements at
17 Adams Gardens, there is a notice to proceed. We are
18 waiting on some architectural sheet approvals. That
19 is another one that's taking a long time between the
20 architect and the contractor doesn't make me happy,
21 that it is taking some time in process.

22 Our roof repairs at 320 Marshall and
23 400 Harrison, and a replacement at 560 Marshall is
24 currently at HUD for approval, so those buildings
25 will get roof repairs, and they will get a new roof

1 on 560 Marshall, remember, and we will mention as we
2 get to the part later on approving the HUD
3 requirement to grant money -- to grant loan money,
4 we will be able to get roofs throughout our housing
5 stock with that money.

6 Our building entrance upgrades in the
7 family sites have been awarded and are in
8 fabrication. That is for the Andrew Jackson sites
9 and for CCG. Again, thank you to the city for
10 helping us out with the CDBG money and making that
11 happen. That is coming to our sites. I can't wait
12 until it is all finished, so that's going to make a
13 big difference for us.

14 The renovation of the roof damaged
15 units at Andrew Jackson, we still have those units
16 out there that suffered the roof damage. They are
17 waiting on the final architectural bidding package,
18 and we hope to be bidding in August. And if we are
19 lucky, we will have a possible date in September on
20 that. It may go into October depending on how long
21 the bidding takes, but that will be the rest of our
22 capital fund money for the year.

23 On risk management, we are taking a
24 look at a possible camera system software upgrade.
25 It is the perfect time to do it, because we are

1 looking at some new CDBG money that we can increase
2 our camera and security upgrades. Artie has been
3 working intensively with the police department and
4 working with the new parking card access this month.

5 On finance, we continue to work with
6 the fee accountant, and we are starting
7 conversations with Local 97 regarding the union
8 agreement.

9 We are starting to talk internally
10 about the possibility of some pre-billing of
11 residents by mail and allowing mail-in rent. I
12 think that is something that is a little bit overdue
13 at this organization. I think it would be great if
14 we got there, so we are going to start to revamp
15 that and see what it is going to take for us at the
16 end of 2017 going into 2018 to be able to do
17 mail-out statements to our residents, so they know
18 what they have got in advance, and possibly do a
19 mail-in rent or a drop box payment. I think that
20 would be a great step for us, so we are taking a
21 look at what that's going to entail to make that
22 change.

23 VICE CHAIR ROSS: May I say something?

24 EXECUTIVE DIRECTOR RECKO: Yes, you
25 may.

1 VICE CHAIR ROSS: I have researched a
2 lot of different Housing Authority websites, and
3 some of them are also using online payments now, so
4 I am hoping that that will be somewhere along in the
5 future as well.

6 EXECUTIVE DIRECTOR RECKO: I agree.
7 That is part of this packet. I didn't write it
8 down, but that has been part of our conversation in
9 trying to do that. Let's get into the 20th
10 Century --

11 VICE CHAIR ROSS: Yes.

12 THE REPORTER: Director, can you just
13 keep that microphone away from you?

14 EXECUTIVE DIRECTOR RECKO: I'm sorry,
15 folks. We've got a problem. You can hear, but then
16 she can't, so I'm trying to get in between.

17 We are working on re-establishing our
18 resident councils in 2017. We are going to be
19 holding elections I think before the end of the
20 month at Fox Hill and moving on to the rest of our
21 developments from there.

22 As far as special initiatives, there's
23 a lot, just to finish up my section, there is an
24 awful lot under special initiatives. You do see a
25 very, very draft, but we wanted to get something out

1 for you. This is kind of draft, a very draft
2 newsletter, but it does have inside all of our
3 special events that are coming up.

4 Just a quick, you know, we will make
5 this a little larger in the future, but it is
6 something that gives us some good information.

7 You will see that there's some fliers
8 out there that we can pick up. I think you are
9 starting to see some of the fine work that Mr. Danny
10 Perez is doing with us with all of the services that
11 are coming to the Hoboken Housing Authority, that is
12 a pretty extensive list.

13 We have our core group continuing to
14 meet.

15 We got our karate program.

16 We did have a good trip out to
17 Clementine Park with the kids. We had a good time,
18 and it was good. They wore me out, so it was all
19 right. And we really thank you fine ladies that
20 made it happen. I mean, it couldn't happen without
21 you. We all got together and made it happen. We
22 had a few trips, and this and that in making it
23 happen, but we all got there and we all had a good
24 time.

25 I personally truly enjoyed the lazy

1 river. That is still my favorite. We had a good
2 time with Mr. Smith, so it was good.

3 VICE CHAIR ROSS: Director, is this the
4 final draft on the newsletter?

5 EXECUTIVE DIRECTOR RECKO: No. That's
6 just a real draft, but I wanted to get something out
7 to show folks. We wanted to get something out to
8 show folks and, you know, just -- because we wanted
9 to get out a good list of things that were going on
10 at the Housing Authority.

11 VICE CHAIR ROSS: Okay.

12 So once it is fully completed, right, I
13 am hoping, right, is this going to every tenant?

14 EXECUTIVE DIRECTOR RECKO: Yes.

15 VICE CHAIR ROSS: Okay. All right.

16 EXECUTIVE DIRECTOR RECKO: Absolutely.
17 Absolutely.

18 And we will have this for distribution
19 in this draft form this coming week. We actually
20 blew off the ink this afternoon and got this over to
21 you first.

22 VICE CHAIR ROSS: Okay.

23 CHAIRMAN DENING: Director, would you
24 try to divide the events, so that the kids' events
25 and the senior and health events are --

1 MR. GROOMES: Can't hear you.

2 CHAIRMAN DENING: Director, would you
3 please consider dividing the events, so that it is
4 easy for people to find events specifically for
5 seniors or for kids?

6 EXECUTIVE DIRECTOR RECKO: That's a
7 great suggestion. Thank you. We can. Absolutely.
8 Okay. We sure can.

9 We have got the city's in service folks
10 still working with us. Our summer youth program, I
11 think it has been a great success, 30 some kids from
12 Hoboken Housing Authority have been working all
13 summer doing great things with us. They have got
14 some great training, thanks to the city for chipping
15 in and making that happen.

16 Our kids have really had a great
17 summer, and thanks to the Vista volunteers, Kelly
18 and Sam over here for working so hard with them.

19 Our HOPES art classes are still going
20 on at the community room at 411.

21 Our community dinners are continuing
22 here in this room. The next one is this coming
23 Monday night, 7 o'clock here, Monday night. Come
24 on, have something to eat, bring something. It's a
25 great event. There's no agenda. Just come and talk

1 and break bread and come and see each other, so we
2 continue to have that.

3 The Code-IT group continues to go over
4 at 311 Harrison. You heard the presentation at the
5 last Board meeting. They are having a fund raiser
6 this Friday night at 6 o'clock p.m. in this room.
7 So anyone who wants to attend their fund raiser,
8 they are looking for bigger and better things for
9 the coming year, so we look forward to them being
10 completed successfully.

11 We have had our Art is Love Summer Camp
12 going on for the last two weeks at the Housing
13 Authority. For those of you who it hasn't touched
14 yet, it is tremendous. For those of you that it
15 hasn't touched, they are having a presentation this
16 Saturday night, right, at the Mile Square Theater,
17 14th and Clinton, okay, from 7 to 10 p.m. Please
18 come. Please show your support. These are Housing
19 Authority kids, right, that have worked on showing
20 what their community means to them by expressing
21 through photography, by expressing through art.

22 She is on it.

23 By expressing through a play that they
24 are going to do for us. They are going to at that
25 theater have everything presented and what they have

1 been doing and show what the Hoboken Housing
2 Authority means to them and what their neighborhoods
3 mean to them. It is really tremendous what they
4 have been up to.

5 So please, if you have chance at all,
6 this Saturday night from 7 to 10 p.m., stop by the
7 Mile Square Theater. This is really an impressive
8 group, and we hope to have a good response. We hope
9 to keep them going here at the Hoboken Housing
10 Authority. They are very, very impressive, and we
11 thank them.

12 We have a basketball clinic from the
13 group T2S being held on the 26th at our Andrew
14 Jackson court, so we are going to head out back
15 there for that.

16 The New Jersey Reentry Program has been
17 on site working with folks that have gotten out of
18 prison to get them back to where they need to be in
19 their life. Thanks to them for that.

20 On the 26th of August we are going to
21 have the HHA Fourth Ward Family Back to School Bash.
22 That will be on the 26th of August, okay?

23 We have a flier for it back there. We
24 are going to have back packs. We're going to have
25 some great stuff in those back packs. We got some

1 great support from a number of people in the
2 community, and we look to continue that. I can't
3 wait for that day. I unfortunately will be out of
4 town that day, but have a good time.

5 The City of Hoboken is having a family
6 movie night on the 21st, Mama Johnson Field. We got
7 a flier for that back there. So on the 21st, we are
8 going to have a movie night back there.

9 The Smart Arts Program is being held on
10 the 26th at the 411 community room. We are having
11 CSBK Banking Services coming in and helping out our
12 senior disabled folks. They are going to be holding
13 seminars on budgeting, accounting, how to get free
14 bank accounts and that type of thing.

15 We got a group called Clear Caption
16 coming in and doing hearing tests and talking about
17 the availability of free cell phones and hearing
18 aids at our senior disabled buildings as well as
19 here. We will have an invite to our other buildings
20 at the elderly disabled in our other buildings.

21 The welfare continues to work with us
22 at a workshop for senior disabled. Care Point is
23 doing planning and stroke awareness workshops at our
24 sites.

25 And we are working with our eye doctor

1 from Services for the Blind to come to all sites for
2 free eye examinations, okay?

3 I should mention in closing that we are
4 planning on having a staff picnic coming up, and I
5 think the staff ladies have challenged the staff
6 guys to a kick ball game, so we will see how that
7 works out, and any Commissioners that want to
8 attend.

9 Lourdes, what day is that?

10 MS. PRIESTLEY: The 29th.

11 EXECUTIVE DIRECTOR RECKO: The 29th in
12 the afternoon. It will be on the field.

13 Thank you.

14 That is my report.

15 COMMISSIONER FORMAN: Good job.

16 CHAIRMAN DENING: Thank you, Director.

17 The next item on our agenda is the
18 monthly list of bills.

19 Do I have a motion?

20 COMMISSIONER FORMAN: I make a motion.

21 COMMISSIONER MELLO: Motion.

22 CHAIRMAN DENING: Second?

23 COMMISSIONER MELLO: Second.

24 CHAIRMAN DENING: All right.

25 Is there any discussion of the bills?

1 VICE CHAIR ROSS: Yes.

2 (Vice Chair Ross reviews documents)

3 VICE CHAIR ROSS: Never mind.

4 CHAIRMAN DENING: Any other -- anybody
5 else want to comment on the bills?

6 All right. I think we are ready for a
7 roll call.

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

10 COMMISSIONER FORMAN: Yes.

11 EXECUTIVE DIRECTOR RECKO: D. Dening?

12 CHAIRMAN DENING: Yes.

13 EXECUTIVE DIRECTOR RECKO: D. Mello?

14 COMMISSIONER MELLO: Yes.

15 EXECUTIVE DIRECTOR RECKO: B. Reyes?

16 COMMISSIONER REYES: Yes.

17 EXECUTIVE DIRECTOR RECKO: L. Ross?

18 VICE CHAIR ROSS: Yes.

19 EXECUTIVE DIRECTOR RECKO: J. Sanford?

20 COMMISSIONER SANFORD: Yes.

21 CHAIRMAN DENING: The next resolution
22 before us is 08.03, a resolution to award a contract
23 for boiler replacements.

24 Can I have a motion?

25 COMMISSIONER MELLO: Motion.

1 COMMISSIONER FORMAN: Second.

2 CHAIRMAN DENING: Director, do you want
3 to fill us in?

4 EXECUTIVE DIRECTOR RECKO: Yes.

5 This is a bid that we have put out on
6 the street for boiler replacements and some boilers
7 that we were very worried aren't going to make it
8 through the winter, if we don't do something about
9 them right now.

10 So anything else that you want to add,
11 Emil?

12 MR. KOTHERITHARA: No, sir.

13 EXECUTIVE DIRECTOR RECKO: Rich, do you
14 have anything for us?

15 MR. GODDIN: I'm sorry.

16 EXECUTIVE DIRECTOR RECKO: The location
17 of the boilers?

18 MR. GODDIN: The location of the
19 boilers.

20 EXECUTIVE DIRECTOR RECKO: Yes.

21 MR. GODDIN: Yes.

22 The new boilers are going to be at 324
23 and --

24 MR. KOTHERITHARA: 324, 540 Marshall --

25 MR. GODDIN: 540 Marshall, and then we

1 are going to be putting a new burner on one of the
 2 two boilers that feeds Harrison Gardens. You can't
 3 get parts for those any more, so we are going to
 4 take the old burner and kind of tuck it off to the
 5 side, and if we need some parts for the other burner
 6 to get us through the season, at least we might have
 7 some pieces and parts that we can utilize.

8 So we tried to make sure that we were
 9 as cautious as possible, but also cautiously
 10 optimistic that we are going to be able to have
 11 everything working the way it is designed to work at
 12 least and get us through this upcoming heating
 13 season.

14 COMMISSIONER MELLO: You must have a
 15 muscle card somewhere tucked away in order to do
 16 that.

17 MR. GODDIN: I'm trying. We are
 18 trying. We're trying. We are trying.

19 (Laughter)

20 CHAIRMAN DENING: Any other questions
 21 or comments?

22 Director, I think we are ready.

23 EXECUTIVE DIRECTOR RECKO: Thank you.

24 J. Burrell?

25 H. Forman?

1 COMMISSIONER FORMAN: Yes.

2 EXECUTIVE DIRECTOR RECKO: D. Dening?

3 CHAIRMAN DENING: Yes.

4 EXECUTIVE DIRECTOR RECKO: D. Mello?

5 COMMISSIONER MELLO: Yes.

6 EXECUTIVE DIRECTOR RECKO: B. Reyes?

7 COMMISSIONER REYES: Yes.

8 EXECUTIVE DIRECTOR RECKO: L. Ross?

9 VICE CHAIR ROSS: Yes.

10 EXECUTIVE DIRECTOR RECKO: J. Sanford?

11 COMMISSIONER SANFORD: Yes.

12 CHAIRMAN DENING: The next resolution

13 before us is 08.04, a resolution to enter into a

14 Cooperative Purchasing Program.

15 COMMISSIONER MELLO: Motion.

16 COMMISSIONER FORMAN: Second.

17 CHAIRMAN DENING: Director?

18 EXECUTIVE DIRECTOR RECKO: Yes.

19 As you know, we do business with these
 20 Cooperative Purchasing Programs, which help us
 21 obtain goods and services through a public bidding
 22 process.

23 One of the reasons on this specific one
 24 that we are interested in talking to is because they
 25 do provide services that are related to netting that

1 goes on to ball fields.

2 So we will be able to turn to them for
 3 one of our bids as we proceed with the city on
 4 getting a net up at the ball field. So this is
 5 normal, you know, they are the kind of, on this KPN
 6 Purchasing, one of the things they do is that type
 7 of recreational stuff, so it is a good idea, if we
 8 are allowed to go to them for one of our bids on
 9 this. The city uses them as well, and we can go to
 10 them and get this, so we think it is a good idea.

11 CHAIRMAN DENING: Thank you.

12 Any questions or comments?

13 Director, I think we are ready.

14 EXECUTIVE DIRECTOR RECKO: J. Burrell?
 15 H. Forman?

16 COMMISSIONER FORMAN: Yes.

17 EXECUTIVE DIRECTOR RECKO: D. Dening?

18 CHAIRMAN DENING: Yes.

19 EXECUTIVE DIRECTOR RECKO: D. Mello?

20 COMMISSIONER MELLO: Yes.

21 EXECUTIVE DIRECTOR RECKO: B. Reyes?

22 COMMISSIONER REYES: Yes.

23 EXECUTIVE DIRECTOR RECKO: L. Ross?

24 VICE CHAIR ROSS: Yes.

25 EXECUTIVE DIRECTOR RECKO: J. Sanford?

1 COMMISSIONER SANFORD: Yes.

2 CHAIRMAN DENING: The next resolution
 3 before us is 08.05, a resolution to award a contract
 4 for maintenance and servicing of boilers.

5 COMMISSIONER MELLO: Motion.

6 COMMISSIONER FORMAN: Second.

7 CHAIRMAN DENING: Director, I notice

8 there is only one bid on this.

9 EXECUTIVE DIRECTOR RECKO: Yes.

10 This is our annual boiler maintenance
 11 and servicing contract. We went out for this twice,
 12 right?

13 MR. GODDIN: This is the second time.

14 EXECUTIVE DIRECTOR RECKO: This is the
 15 second time we went out for it. We went out for it
 16 once. We got one response.

17 We went out for it again, got one bid
 18 again on it, and so we are recommending that we pass
 19 it at this time, and this is similar to where our
 20 prices were last year.

21 MR. GODDIN: Yes, just slightly higher,
 22 just the cost of living expenses and that kind of
 23 stuff, just slightly higher, and it is the
 24 contractor that had the bid for us last year.

25 CHAIRMAN DENING: Do you know if there

1 are a lot of companies that do this kind of work, or
 2 is it just the case that there is only one company
 3 that does this kind of work and tries to do the work
 4 in the tri-state area?

5 MR. GODDIN: Actually there are a lot
 6 of companies that do boiler service work, but we
 7 don't know why other companies bid on certain things
 8 and don't bid on others.

9 There were a couple of companies that
 10 had some boilers at this Housing Authority and
 11 others that I've used in the past, I don't know why
 12 they didn't bid. But I am very confident that this
 13 company, who did the work for us in the past, is
 14 going to do the right thing for us in this year
 15 coming up, and look forward to getting some new
 16 stuff in the coming years.

17 CHAIRMAN DENING: Not to belabor the
 18 point, but have we reached out to the other
 19 companies that do this sort of maintenance, and they
 20 just were not interested in bidding?

21 MR. GODDIN: Yes, that's correct.

22 As a matter of fact, the companies that
 23 bid on the new boiler work are also service
 24 companies as well, so they were reached out, and,
 25 hey, guys, we're going out to bid for service.

1 And for whatever reason, maybe there is
 2 plenty of work to go around, and they didn't want to
 3 bite off more than they could chew and not provide
 4 the service to us.

5 COMMISSIONER SANFORD: How long is the
 6 term for this agreement?

7 MR. GODDIN: One year.

8 COMMISSIONER SANFORD: So we would have
 9 an opportunity in a year to revisit this?

10 MR. GODDIN: Yes. But we're making a
 11 hopeful assumption that next year's heating season
 12 will be a little bit different, and we will have
 13 some new equipment.

14 COMMISSIONER MELLO: How quick do they
 15 get here from Pipersville, Pennsylvania?

16 COMMISSIONER FORMAN: Yeah.

17 MR. GODDIN: They have -- they've got
 18 technicians all over the place, although that is
 19 their mailing address, they have technicians all
 20 over Pennsylvania and New Jersey, and we have been
 21 having the same technician, so he is very familiar
 22 with what is going on, and a lot of our service
 23 calls from last year were handled via the telephone
 24 as opposed to having -- needing to have him come
 25 physically to the site to address any of our issues.

1 COMMISSIONER MELLO: But he is a lot
 2 closer than Pipersville?

3 MR. GODDIN: Yes.

4 COMMISSIONER MELLO: All right.

5 MR. GODDIN: And if it is not him, it
 6 is somebody who is even closer than that.

7 COMMISSIONER MELLO: Okay.

8 COMMISSIONER SANFORD: Counsel, do you
 9 have any input?

10 MR. MATTHEW FITZPATRICK: Yes, if I
 11 could just add a little bit to what Mr. Goddin said.

12 It is a one-year contract with an
 13 authority option for a second year at the same rate.
 14 So it is the Authority's sole option, so you would
 15 have the opportunity -- the Authority would have the
 16 opportunity to revisit it next year either by way of
 17 rebidding or simply extending it for the second
 18 year.

19 COMMISSIONER FORMAN: At the same rate?

20 MR. MATTHEW FITZPATRICK: Correct.

21 COMMISSIONER REYES: I have a question.
 22 Where is this being advertised, other
 23 than The Jersey Journal, The Ledger?

24 Are we on the websites?

25 MR. KOTHERITHARA: It was advertised in

1 The Jersey Journal, The Star-Ledger and The Bergen
 2 Record.

3 COMMISSIONER REYES: Do we have any
 4 option of going online?

5 Maybe, I don't know. I know we are non
 6 profit at HOPES, and sometimes we are able to go to
 7 certain websites and look for -- and advertise when
 8 we need services, so I am kind of wondering why
 9 hasn't the Housing Authority kind of went web based
 10 to also advertise it.

11 EXECUTIVE DIRECTOR RECKO: We have been
 12 relying on construction -- there are a number of
 13 construction services out there. What they do for a
 14 living is they pick up on any bids that are out
 15 there and they publish them in the separate trade
 16 journals.

17 So what they do with us is that when we
 18 publish in The Journal, they pick up on it, put it
 19 online for their construction boiler, roofing, et
 20 cetera, and then they also follow up with us. Once
 21 we bid and award it, they follow up who got it, and
 22 we respond to them.

23 So there is an online presence that
 24 goes out from there, but it is a free service to us,
 25 so we don't have to do it. They actually make money

1 from their trades, so it gets disseminated out to
 2 the trades, and we rely on that.
 3 They are a little bit of a pain
 4 sometimes, because they are always back at us, and
 5 when did you award or what was the amount that you
 6 got it, so we respond to them --

7 COMMISSIONER FORMAN: Angie's List,
 8 like Angie's List?

9 EXECUTIVE DIRECTOR RECKO: Yeah. It's
 10 sort of like an Angie's List for --

11 COMMISSIONER FORMAN: Yeah.

12 CHAIRMAN DENING: Commissioner Reyes
 13 makes a very good point, though, that the way we do
 14 these -- the way we put out these requests for bids
 15 is very antiquated, and I see that we have a State
 16 Assembly representative in the audience, so maybe
 17 there is some way that the regulations will be
 18 changed so that we can use a more modern technology
 19 to really get bids out, and not enough people have
 20 to request a faxed copy of the spec of the bids, you
 21 know, or mail a copy of the specs --

22 EXECUTIVE DIRECTOR RECKO: We do a lot
 23 by PDF. We do PDFs.

24 CHAIRMAN DENING: But you still have to
 25 go out and request it anyway, but we'll leave

1 Trenton aside.

2 Any other comments or questions?

3 I think we are ready.

4 EXECUTIVE DIRECTOR RECKO: J. Burrell?
 5 H. Forman?

6 COMMISSIONER FORMAN: Yes.

7 EXECUTIVE DIRECTOR RECKO: D. Dening?

8 CHAIRMAN DENING: Yes.

9 EXECUTIVE DIRECTOR RECKO: D. Mello?

10 COMMISSIONER MELLO: Yes.

11 EXECUTIVE DIRECTOR RECKO: B. Reyes?

12 COMMISSIONER REYES: Yes.

13 EXECUTIVE DIRECTOR RECKO: L. Ross?

14 VICE CHAIR ROSS: Yes.

15 EXECUTIVE DIRECTOR RECKO: J. Sanford?

16 COMMISSIONER SANFORD: Yes.

17 CHAIRMAN DENING: The next resolution
 18 is 08.06, a resolution of the Housing Authority to
 19 borrow from New Jersey HMFA for Andrew Jackson
 20 Gardens.

21 COMMISSIONER MELLO: Motion.

22 COMMISSIONER FORMAN: Second.

23 CHAIRMAN DENING: Director?

24 EXECUTIVE DIRECTOR RECKO: Thank you.

25 And what I might do first is hand it

1 over to the counselor to give us a little brief on
 2 actually if you will notice on 6, 7, 8, 9 and 10,
 3 they are all essentially the same resolution for
 4 some of these projects and different dollar amounts.

5 This is the work we have been working
 6 so hard on with the Housing Finance Agency that Mr.
 7 Fox has been involved with and myself and Matt here,
 8 that we have been working so hard and before that,
 9 Emil doing scopes of work. This would be for the
 10 upfront loan slash grant is what I am calling it.

11 If you remember, these funds will be a
 12 five-year forgivable loan is the way they are
 13 calling it. So they would loan us the money, but
 14 the first year 20 percent would disappear. The
 15 second year another 20 percent, and the third year,
 16 until five years out there would be no balance. So
 17 it is kind of a financing tool, but it is the one
 18 they are using with us to get the money.

19 This is a top of the world view once
 20 again, if you remember, in order to actually get the
 21 12-some million dollars we are going for, we have to
 22 have about 1 to \$1.2 million in seed money. That
 23 money that we are asking for approval to borrow
 24 today is directly related to that seed money.

25 Once we have the seed money, we will

1 then be able to get into gear on actually doing the
 2 architectural, doing the scope of work that that
 3 money is for to pay architects, to do
 4 environmentals, to do the scopes of work, to do the
 5 entire plan, to bid that out, have that in a package
 6 ready.

7 Then go to the Housing Finance Agency
 8 and say, we bid this out. We got \$12 million worth
 9 of repairs here, loan us the bigger amount of money.

10 So they require this upfront. At that
 11 point this seed money loan would be rolled into the
 12 larger amount, and we would be able to go forward
 13 with construction. So that is what this top of the
 14 world is about.

15 I will let the counselor and possibly
 16 Mr. Fox get into some more details that we need to
 17 know.

18 MR. FOX: I couldn't find my way out of
 19 here.

20 Good evening, Commissioners. How are
 21 you?

22 VICE CHAIR ROSS: Great.

23 MR. FOX: Regarding the front PHA loan,
 24 the ERR, the Environmental Review that we talked
 25 about, is approved for the first part.

1 Can everybody hear me?
 2 THE AUDIENCE: No, yes.
 3 MR. FOX: The seed money loan.
 4 We also have a letter that came from
 5 the agency indicating that we would ultimately be
 6 getting, and we should plan for between 11 and \$13
 7 million.
 8 Now, the agency also gave us a loan
 9 commitment for \$1,006,000. However, they said to
 10 legal counsel, when you pass the resolutions, pass
 11 them for 500,000 each in case something adjusts
 12 upward, so tonight legal counsel is going to walk
 13 you through five resolutions for \$500,000 each.
 14 And as the Director has told you, we
 15 will utilize that money to go out for an architect,
 16 for architectural, do the plans and specifications,
 17 which will take about 9 to 11 months. You can try
 18 to move it sooner if we can.
 19 We then have to go out to bid. Go out
 20 to bid, and we will probably have alternative
 21 deducts because by then, we will be talking to the
 22 agency about a hard number, and we would try to
 23 award it the first time, if we can, by taking
 24 deducts out, and we would hope to have the award in
 25 the \$12 million area.

1 And as the Director has said, this
 2 burns off. The seed money loan rolls into the
 3 second loan, which is the construction loan, and
 4 that burns off in five years, 20 percent a year.
 5 So tonight, we recommend that you pass
 6 the five resolutions, \$500,000 each. We get it back
 7 to the agency, and we begin the process.
 8 So I think at this point Matt is going
 9 to walk you through the documents, and we have to
 10 have a closing that legal is going to handle.
 11 EXECUTIVE DIRECTOR RECKO: And just
 12 before he gets there, I want to remind everyone,
 13 because I am going to boil it down.
 14 What this is is Hurricane Sandy money
 15 that came in through the Federal Government to the
 16 state level and is being disbursed by the Housing
 17 Finance Agency, so we are limited in the number of
 18 things we can address with this, but they are good
 19 things.
 20 What we are focusing on is we are
 21 focusing on all new boiler systems because we need
 22 all new boiler systems throughout.
 23 What we have approved earlier tonight
 24 is really just a drop in the bucket on our old
 25 decrepit boiler systems.

1 We are looking at all new roofs, all
 2 right? So all of the roofs that have not been
 3 replaced recently could be replaced. No more leaky
 4 roofs, right?
 5 We are looking at all new elevators,
 6 elevator systems throughout the Housing Authority,
 7 so these old creaky elevators that are 30 years old
 8 will no longer be with us, okay?
 9 We are looking at a sealing of the
 10 exterior of the buildings. Our buildings should
 11 have been sealed years ago. The exterior seal on
 12 the buildings fade after time. We are looking at
 13 getting back out and doing a new sealing.
 14 All, pretty much what I just mentioned,
 15 particularly the roofs and the sealing, equates to
 16 some of the moisture and ventilation issues that we
 17 have had in our buildings and can all be related to
 18 work that we need to do after Sandy.
 19 There are also some issues with
 20 miscellaneous storm barriers, pretty small, but some
 21 things that we can do to prevent water from coming
 22 down into our basements. Some things we can prevent
 23 water coming in, some barriers, but a fairly small
 24 amount.
 25 We do have a tentative scope of work

1 that we worked out that we worked hard on, but that
 2 will be fine tuned as we actually bring an architect
 3 in to start doing the scope of work, and of course,
 4 sharing with you as we go down that road and share
 5 that with the audience --
 6 (People in the audience talking)
 7 CHAIRMAN DENING: I'm sorry.
 8 Can the members of the public please be
 9 quiet?
 10 EXECUTIVE DIRECTOR RECKO: -- as we go
 11 down the road.
 12 So thank you. Now I'll turn it over.
 13 I just wanted to remind you what we are
 14 trying to do.
 15 Again, for me, how exciting that is,
 16 because you know how much money we spend on these
 17 elevators every year, so how much we have spent on
 18 our roofs because of our roof leaks. Many of you
 19 have experienced what is going on in your units
 20 because of roof leaks,
 21 How much money we spent on boiler
 22 repair.
 23 Once those are replaced, you know what
 24 happens to the operating budget. It starts to
 25 decrease because we aren't spending so much money on

1 the boilers and elevators, we now have the ability
 2 to be able to spend more attention on cleaning up
 3 the buildings and doing the things we need to do
 4 every day that are crunching us right now because we
 5 have to spend so much money on these old antiquated
 6 systems.

7 Having said that, we need more after
 8 this in order to get our buildings where they need
 9 to be in our neighborhoods, but it is a really,
 10 really great first start. I will hush soon. I
 11 will.

12 MR. MATTHEW FITZPATRICK: Well, I think
 13 the Director and Mr. Fox have given you most of the
 14 relevant information, so I won't rehash all of that.

15 The important thing is you already
 16 authorized this application. The Housing Mortgage
 17 Finance Agency has made a commitment, and this is
 18 really one of their last steps, one of their
 19 requirements to move forward to a closing, I'll say
 20 a closing, but it is really five closings for each
 21 of the separate projects.

22 And what you are being asked to vote on
 23 today is a resolution authorizing the Authority to
 24 execute a number of documents, note a predevelopment
 25 loan certification, a sub-sub recipient agreement

1 implementing grants under the Communnity Development
 2 Block Grant Disaster Recovery Program through the
 3 Housing Revitalization and Recovery Program and
 4 other related documents.

5 What this really is is giving the
 6 Director the authority to execute these documents
 7 and actually go forward to closing.

8 I think we will have a little bit more
 9 on one of the other steps that remains to be able to
 10 hold this closing, but this is the last I guess
 11 procedural hurdle that the Board will be asked to
 12 consider before the predevelopment loan closing.

13 The important thing to remember, again
 14 as Mr. Fox pointed out, and the Director touched on,
 15 this is a forgivable loan. This is not the
 16 Authority putting up any of its buildings, any of
 17 its properties as collateral.

18 If, and we have been given every
 19 indication that the Authority will, but if the
 20 Authority gets the construction loan, this will be
 21 rolled into the construction loan.

22 If for some reason something happens
 23 there, where the Authority doesn't get that
 24 construction loan, this will be forgiven. So there
 25 really is no indication that the Authority will be

1 on the hook for anything after five years
 2 essentially as it slowly burns off.

3 EXECUTIVE DIRECTOR RECKO: So it is
 4 exciting. It's our first chance to get our first
 5 good chunk of dollars in. As we go down the
 6 process, we will be communicating with you and with
 7 the residents.

8 You know, if we are going to be doing
 9 elevators, we are going to have to be working
 10 closely with the residents, because we have got some
 11 folks that if an elevator is replaced, that elevator
 12 is going to be down for a while, and so we are going
 13 to have to work with you folks with the single
 14 elevator buildings. I'm talking about how we are
 15 going to deal with the folks that are in
 16 wheelchairs, how we are going to be possibly, we
 17 could be coming up with some plans on putting folks
 18 up in a motel for four or five weeks while the
 19 elevator goes in. Talking about a transfer issue.
 20 We will be talking about some things as that comes,
 21 so we will be in touch in giving you notice, should
 22 that come about, but in order, for example, to do an
 23 elevator, it has to be down for a while.

24 So we will getting over these barriers,
 25 but keeping our eye on the prize, new elevators.

1 Keeping our eye on the prize, new roofs, and that is
 2 what we are excited about.

3 So it is going to be a chore, but I
 4 think we are up to it. I think the staff is ready,
 5 and we are excited.

6 CHAIRMAN DENING: Director, I just want
 7 to say thank you to you and Mr. Fox and Matt for
 8 working through this.

9 I know that the -- it is quite a
 10 mouthful -- the NJHMFA is not really set up to give
 11 out these grants, even though they were charged with
 12 this duty, and so if we have to sign today that is a
 13 very concrete, though not very flashy step towards
 14 getting this grant.

15 If we get this signed today, we are on
 16 our way, so this is an exciting moment even though
 17 it seems very mundane.

18 MR. FOX: Right.

19 EXECUTIVE DIRECTOR RECKO: A lot of
 20 work has gone into it.

21 MR. FOX: It will improve a lot of
 22 lives.

23 EXECUTIVE DIRECTOR RECKO: Along with
 24 the staff back here.

25 MR. MATTHEW FITZPATRICK: Just one more

1 point of clarification, Director, is that there are
 2 five resolutions for each of the separate projects
 3 that you are being asked to consider. They are
 4 identical, but for the unit count and the names of
 5 the different projects.
 6 COMMISSIONER MELLO: Can we motion to
 7 combine the five resolutions?
 8 COMMISSIONER SANFORD: Second.
 9 MR. FOX: Would they be passed
 10 individually as resolutions go?
 11 MR. MATTHEW FITZPATRICK: You would be
 12 more comfortable if they are passed individually?
 13 MR. FOX: Yes.
 14 MR. MATTHEW FITZPATRICK: Okay. For
 15 the stake of HMFA.
 16 EXECUTIVE DIRECTOR RECKO: The Housing
 17 Finance Agency --
 18 MR. FOX: They have their ways
 19 unfortunately, and we know what they prefer.
 20 VICE CHAIR ROSS: Okay. It never
 21 works.
 22 CHAIRMAN DENING: Do we have to vote on
 23 that motion or --
 24 MR. MATTHEW FITZPATRICK: So --
 25 COMMISSIONER MELLO: I rescind the

1 motion.
 2 CHAIRMAN DENING: All right.
 3 MR. MATTHEW FITZPATRICK: So the motion
 4 before you is with respect to 2017-08.06, which is a
 5 resolution to borrow with respect to Andrew Jackson
 6 Gardens. It is already on the --
 7 CHAIRMAN DENING: Any -- any further
 8 questions about this in the NJHMFA borrowing?
 9 All right. I think we are ready.
 10 EXECUTIVE DIRECTOR RECKO: J. Burrell?
 11 H. Forman?
 12 COMMISSIONER FORMAN: Yes.
 13 EXECUTIVE DIRECTOR RECKO: D. Dening?
 14 CHAIRMAN DENING: Yes.
 15 EXECUTIVE DIRECTOR RECKO: D. Mello?
 16 COMMISSIONER MELLO: Yes.
 17 EXECUTIVE DIRECTOR RECKO: B. Reyes?
 18 COMMISSIONER REYES: Yes.
 19 EXECUTIVE DIRECTOR RECKO: L. Ross?
 20 VICE CHAIR ROSS: Yes.
 21 EXECUTIVE DIRECTOR RECKO: J. Sanford?
 22 COMMISSIONER SANFORD: Yes.
 23 CHAIRMAN DENING: All right.
 24 The next resolution before us is 08.07,
 25 a resolution to borrow from the NJHMFA for

1 Christopher Columbus Gardens.
 2 COMMISSIONER MELLO: Motion.
 3 COMMISSIONER REYES: Second.
 4 CHAIRMAN DENING: Is there any
 5 discussion?
 6 All right, Director.
 7 EXECUTIVE DIRECTOR RECKO: J. Burrell?
 8 H. Forman?
 9 COMMISSIONER FORMAN: Yes.
 10 EXECUTIVE DIRECTOR RECKO: D. Dening?
 11 CHAIRMAN DENING: Yes.
 12 EXECUTIVE DIRECTOR RECKO: D. Mello?
 13 COMMISSIONER MELLO: Yes.
 14 EXECUTIVE DIRECTOR RECKO: B. Reyes?
 15 COMMISSIONER REYES: Yes.
 16 EXECUTIVE DIRECTOR RECKO: L. Ross?
 17 VICE CHAIR ROSS: Yes.
 18 EXECUTIVE DIRECTOR RECKO: J. Sanford?
 19 COMMISSIONER SANFORD: Yes.
 20 CHAIRMAN DENING: The next resolution
 21 before us is 08 08, a resolution to borrow from the
 22 NJHMFA for Harrison Gardens.
 23 COMMISSIONER MELLO: Motion.
 24 COMMISSIONER REYES: Second.
 25 CHAIRMAN DENING: All right, Director.

1 EXECUTIVE DIRECTOR RECKO: J. Burrell?
 2 H. Forman?
 3 COMMISSIONER FORMAN: Yes.
 4 EXECUTIVE DIRECTOR RECKO: D. Dening?
 5 CHAIRMAN DENING: Yes.
 6 EXECUTIVE DIRECTOR RECKO: D. Mello?
 7 COMMISSIONER MELLO: Yes.
 8 EXECUTIVE DIRECTOR RECKO: B. Reyes?
 9 COMMISSIONER REYES: Yes.
 10 EXECUTIVE DIRECTOR RECKO: L. Ross?
 11 VICE CHAIR ROSS: Yes.
 12 EXECUTIVE DIRECTOR RECKO: J. Sanford?
 13 COMMISSIONER SANFORD: Yes.
 14 CHAIRMAN DENING: The next resolution
 15 before us is 08.09, a resolution to borrow from the
 16 NJHMFA for Adams Gardens.
 17 COMMISSIONER MELLO: Motion.
 18 VICE CHAIR ROSS: Second.
 19 CHAIRMAN DENING: Director?
 20 EXECUTIVE DIRECTOR RECKO: J. Burrell?
 21 H. Forman?
 22 COMMISSIONER FORMAN: Yes.
 23 EXECUTIVE DIRECTOR RECKO: D. Dening?
 24 CHAIRMAN DENING: Yes.
 25 EXECUTIVE DIRECTOR RECKO: D. Mello?

1 COMMISSIONER MELLO: Yes.
 2 EXECUTIVE DIRECTOR RECKO: B. Reyes?
 3 COMMISSIONER REYES: Yes.
 4 EXECUTIVE DIRECTOR RECKO: L. Ross?
 5 VICE CHAIR ROSS: Yes.
 6 EXECUTIVE DIRECTOR RECKO: J. Sanford?
 7 COMMISSIONER SANFORD: Yes.
 8 CHAIRMAN DENING: The next resolution
 9 before us is 08.10, a resolution to borrow from the
 10 NJHMFA for Monroe Gardens.
 11 COMMISSIONER MELLO: Motion.
 12 COMMISSIONER FORMAN: Second.
 13 CHAIRMAN DENING: Director?
 14 EXECUTIVE DIRECTOR RECKO: J. Burrell?
 15 H. Forman?
 16 COMMISSIONER FORMAN: Yes.
 17 EXECUTIVE DIRECTOR RECKO: D. Dening?
 18 CHAIRMAN DENING: Yes.
 19 EXECUTIVE DIRECTOR RECKO: D. Mello?
 20 COMMISSIONER MELLO: Yes.
 21 EXECUTIVE DIRECTOR RECKO: B. Reyes?
 22 COMMISSIONER REYES: Yes.
 23 EXECUTIVE DIRECTOR RECKO: L. Ross?
 24 VICE CHAIR ROSS: Yes.
 25 EXECUTIVE DIRECTOR RECKO: J. Sanford?

1 COMMISSIONER SANFORD: Yes.
 2 MR. FOX: That's it.
 3 Thank you, Commissioners.
 4 COMMISSIONER FORMAN: Thank you, Mr.
 5 Fox.
 6 VICE CHAIR ROSS: Thank you, Mr. Fox.
 7 COMMISSIONER MELLO: Thank you.
 8 MR. GROOMES: Can you call the names
 9 now so we can talk?
 10 CHAIRMAN DENING: The next resolution
 11 before us is 08.11, a resolution to amend the
 12 Housing HHA Commissioner Bylaws.
 13 I think what we are going to do is
 14 we're going to -- I'm sorry --
 15 MR. MATTHEW FITZPATRICK: Go ahead.
 16 CHAIRMAN DENING: -- I think what we
 17 are going to do is we are going to table this one.
 18 We have to introduce it and then table it?
 19 MR. MATTHEW FITZPATRICK: I believe
 20 introduce it, and then open it up for discussion --
 21 CHAIRMAN DENING: Open it again.
 22 MR. MATTHEW FITZPATRICK: -- just to
 23 get if there are any other suggestions.
 24 I actually do have a revised draft,
 25 which I understand has not been sent to the Board

1 with official notice. That is one of the reasons
 2 why I believe the suggestion from the Chair will be
 3 to table it, but I wanted to hold the discussion now
 4 to see if maybe any other suggestions were made that
 5 could then be voted upon, notice given and voted
 6 upon at the September meeting.
 7 CHAIRMAN DENING: So is there a motion,
 8 08.11, a resolution to amend the HHA Commissioners
 9 Bylaws?
 10 COMMISSIONER FORMAN: I'll make a
 11 motion.
 12 CHAIRMAN DENING: Is there a second?
 13 COMMISSIONER REYES: Second.
 14 CHAIRMAN DENING: So I will just -- I
 15 wanted to make the meetings more accessible to the
 16 public by moving the Executive Director's
 17 presentation to the beginning of the meeting, so
 18 that was why we suspended the agenda to have the
 19 Director speak earlier.
 20 What I also proposed, and I got some
 21 feedback from the rest of the Board was this may not
 22 be the best way to have the public portion right
 23 after the Director speaking.
 24 So I want to open the floor for a
 25 discussion of whether we want to do that, or whether

1 we want to move just the Executive Director's
 2 presentation, or whether we want to leave things the
 3 way they are.
 4 Does anybody have thoughts?
 5 Barbara? I'm sorry, Commissioner
 6 Reyes?
 7 COMMISSIONER REYES: I think I would
 8 absolutely support moving the Director's report to
 9 the beginning.
 10 I do not support moving the public
 11 portion.
 12 As I stated to you previously, this
 13 meeting doesn't run the same as City Council, where
 14 the public has the ability to actually speak on
 15 every resolution that's being proposed, so I believe
 16 the public usually has to hear all of the
 17 resolutions before they can make up their mind as to
 18 whether they want to speak or even say anything on
 19 it, so I think the public portion should stay
 20 towards the end, in my opinion.
 21 VICE CHAIR ROSS: Well, my opinion was
 22 two public portions, one for the general public to
 23 speak on the agenda, and the other one to voice
 24 their concerns on matters.
 25 That was my take on it. The majority

1 rules, I guess.

2 MR. GROOMES: But I am falling asleep.

3 THE AUDIENCE: Well, go home.

4 (Laughter)

5 COMMISSIONER FORMAN: In my opinion, if
6 they go after the Director, I'm thinking about, you
7 know, after he got done, that the public portion
8 follow, because some people want to go home or the
9 kids have to go to bed. But we will make a
10 decision.

11 COMMISSIONER SANFORD: If I may, what
12 is the Director's input or opinion on his own report
13 based on what you need to cover in terms of time?

14 EXECUTIVE DIRECTOR RECKO: Yes.
15 As far as I am concerned, I am pretty
16 neutral. I mean, I will give my report early in the
17 meeting. I will give it at the end of the meeting,
18 and I think our goal here, whenever I give my
19 report, is making sure the public has a chance to
20 understand and comment on what the business of the
21 Board is.

22 You know, I am a little divided. I
23 mean, sometimes it would be good for the public to
24 speak before the resolutions, but also, you know,
25 there is some interest in having the public speak

1 after resolutions as well.

2 I think as long as we have my report
3 and as long as we have a chance for the public to
4 speak, I think we are on solid ground.

5 I think, again, you know, the public
6 meets with us often. We have meets and greets. We
7 also have, you know, the Resident Services Policies
8 Committee, so there is a lot of chance for
9 interaction with the staff as well, but this is a
10 chance for the public to make their concerns to the
11 Board, and as long as we have that, I am good, you
12 know, so...

13 COMMISSIONER SANFORD: I think
14 listening to part of the public, part of the concern
15 is being able to speak in a timely fashion, so my
16 suggestion to the Director and to the Board would be
17 to perhaps time out your reports, maybe keep it
18 under a certain amount of time.

19 EXECUTIVE DIRECTOR RECKO: Did I do
20 better tonight?

21 (Laughter)

22 CHAIRMAN DENING: You did much better.
23 Thank you, Director.

24 (Laughter)

25 Commissioner Mello?

1 COMMISSIONER MELLO: Yeah. I do think
2 there is merit to having people speak to us about
3 resolutions before we pass them, so I think I would
4 lean towards what Commissioner Ross suggested.

5 I do think it should be limited in two
6 ways. I think you should only speak about the
7 resolutions at the beginning portion, and then, you
8 know, in general, complaints, concerns can be raised
9 in the second public portion afterwards, and I think
10 it should be limited to maybe two minutes, you know,
11 because if you are speaking just about the
12 resolutions we are voting on, it doesn't have to be
13 a lengthy period of time, but you should get a
14 chance to speak before we vote, otherwise how do you
15 affect our vote?

16 To speak about it after we voted is
17 kind of counter-intuitive. It doesn't make sense.

18 CHAIRMAN DENING: The City Council
19 limits people to speaking once or is that --

20 COMMISSIONER MELLO: No. You can
21 speak -- we are a little convoluted. You can speak
22 five minutes if you're speaking on one resolution,
23 seven minutes, if you are speaking on more than one.

24 I wouldn't recommend that, once I do
25 that, that is silly. I would say two minutes. I

1 think that's enough, you know, you tend to vote
2 on --

3 CHAIRMAN DENING: Two minutes right
4 after the Director's report, and five minutes, if
5 you want to speak longer at the end?

6 COMMISSIONER MELLO: Yes. I think you
7 can do both. I mean, if you have something to say
8 about the resolutions, limit it to the two minutes
9 before the resolutions are passed, and only speak
10 about the resolutions.

11 And then you could have four or five
12 minutes to speak about just general issues and
13 concerns at the end of the meeting, and you diehards
14 have to stick it out to the end of the meeting, if
15 you want to speak about something else.

16 COMMISSIONER SANFORD: Counsel, do you
17 have any feedback on how we could accomplish this
18 here, or how other Housing Authorities might handle
19 two public portions?

20 MR. MATTHEW FITZPATRICK: Well, I have
21 one question for Commissioner Mello just to make
22 sure I understand his suggestion, and then one more
23 general point.

24 Commissioner Mello, you are referring
25 to -- your suggestion is two minutes at the

1 beginning of all of the resolutions as opposed to
2 two minutes per resolution, not --

3 COMMISSIONER MELLO: Yes. In general,
4 I am going to speak about the resolutions --

5 MR. MATTHEW FITZPATRICK: So it would
6 be one comment period to speak on any resolution
7 that's on the agenda.

8 COMMISSIONER MELLO: Yes. Sum it up,
9 make it short and sweet --

10 MR. MATTHEW FITZPATRICK: I just wanted
11 to make sure that was clear.

12 COMMISSIONER MELLO: -- before we vote,
13 and then if you wanted to just talk about concerns
14 in general that are not related to our agenda, then
15 that could be a second public portion after we voted
16 on it.

17 MR. MATTHEW FITZPATRICK: And then to
18 answer Commissioner Sanford, I don't have any
19 preference.

20 The one thing I will point out is that
21 unlike a municipality, technically according to the
22 law, the public does not have a right to speak at a
23 Housing Authority meeting.

24 We have afforded that right in our
25 bylaws. You have accorded that right in your

1 bylaws, and that is the reason why, unlike City
2 Council meetings, there is not necessarily the
3 ability to speak on the resolutions, on each
4 resolution, whatever the case may be, because there
5 is no technical right.

6 Obviously, it has worked well, and I
7 think it is a valuable service to the Board to have
8 a public comment period. I am not suggesting that
9 there not be one, but how you implement that is
10 really up to you.

11 COMMISSIONER SANFORD: So we have a
12 great degree of flexibility in how it's
13 accomplished.

14 MR. MATTHEW FITZPATRICK: Right.

15 COMMISSIONER MELLO: I think it is
16 valuable as long as we keep it constrained.

17 MR. MATTHEW FITZPATRICK: Right, right.

18 One other point, I'm sorry, Chair, is
19 that the draft that was distributed tonight, which
20 isn't before you for a vote, essentially all it does
21 to the existing bylaws is to move numbers four and
22 five from the back end of the meeting up to the
23 front. That is the Director's report and the report
24 to the committee, and it adds the paragraph you will
25 see right after 11, adjournment, which is that the

1 order of Items 4 through 10 may be revised from time
2 to time at the discretion of the Chair, and that is
3 in there, and certainly I welcome comment on that,
4 to afford the ability to, I guess, change around
5 some of these things, if the Board finds what works,
6 what doesn't work, without having to amend the
7 bylaws each time.

8 CHAIRMAN DENING: I actually want to
9 let the public speak, so I don't want to drag this
10 out, so I do want to take a straw poll.

11 Would everybody be supportive of having
12 a short public portion after the Director's report
13 and then a longer one at the end?

14 COMMISSIONER REYES: I think we can
15 always keep to it five minutes, do two minutes for
16 the resolutions and three for the end of it. I
17 mean --

18 COMMISSIONER FORMAN: Yeah.

19 VICE CHAIR ROSS: I am in agreement.
20 (Laughter)

21 CHAIRMAN DENING: All right.

22 Matt, do you think you could write that
23 up for us for the next meeting?

24 MR. MATTHEW FITZPATRICK: Certainly,
25 and the way that would work at some point prior to

1 the next meeting with plenty of time in advance of
2 the next meeting, I would send notice to the Board
3 members, and then the idea would be that this would
4 be in front of the Board for a vote at the September
5 meeting.

6 CHAIRMAN DENING: I will motion to
7 table this resolution.

8 COMMISSIONER MELLO: Second.

9 CHAIRMAN DENING: Any discussion or a
10 roll call?

11 EXECUTIVE DIRECTOR RECKO: J. Burrell?
12 H. Forman?

13 COMMISSIONER FORMAN: Yes.

14 EXECUTIVE DIRECTOR RECKO: D. Dening?

15 CHAIRMAN DENING: Yes.

16 EXECUTIVE DIRECTOR RECKO: D. Mello?

17 COMMISSIONER MELLO: Yes.

18 EXECUTIVE DIRECTOR RECKO: B. Reyes?

19 COMMISSIONER REYES: Yes.

20 EXECUTIVE DIRECTOR RECKO: L. Ross?

21 VICE CHAIR ROSS: Yes.

22 EXECUTIVE DIRECTOR RECKO: J. Sanford?

23 COMMISSIONER SANFORD: Yes.

24 CHAIRMAN DENING: And now the public
25 portion.

1 COMMISSIONER SANFORD: Excuse me, Mr.
2 Chair, before we go to the public portion, just a
3 quick question.

4 I noticed when we were going through
5 the resolutions about borrowing, there isn't a
6 resolution for Fox Hill. Is there any reason for
7 that?

8 MR. FOX: Yes, there is.

9 The New Jersey Housing Mortgage Finance
10 Agency is very, very concerned about any
11 duplication, and I think it is the Stanton Act. You
12 can't have any duplication with community
13 development monies, and the major thing at Fox Hill
14 would have been the elevators, and the Director was
15 able to get community development money through the
16 city, and that was needed very, very much so right
17 when you got it, it was very problematic over there
18 with senior citizens, and so the city was good
19 enough to provide community development block grant
20 money to the Housing Authority.

21 And as you know, the money we talked
22 about tonight, the planning is one year away, and
23 then it has to be bid and implemented, so that is
24 why Fox Hill was not --

25 COMMISSIONER SANFORD: I just wanted to

1 make sure we were getting the most for all of our
2 residents.

3 MR. FOX: Excellent point.

4 COMMISSIONER SANFORD: Thank you.

5 COMMISSIONER MELLO: If I could just
6 interject.

7 As you mentioned, the ribbon cutting
8 and the elevators for Fox Hill, my wife who does a
9 lot of publicity, would disagree with City Hall in
10 saying that you have to have these ribbon cuttings
11 in the middle of the day. All right?

12 She has done publicity on a much higher
13 level than any of these people, and I got to tell
14 you, you got to have some of these ribbon cuttings
15 after five p.m., so that people who actually work
16 for a living during the day can attend them.

17 That is all I am saying.

18 VICE CHAIR ROSS: Thank you.

19 EXECUTIVE DIRECTOR RECKO: As long as
20 we are talking about that, we do have just a draft
21 of the general information notice that we'll be
22 issuing to residents that will advise them of our
23 construction process and going towards the loan
24 process, and it is a general information notice that
25 is in accordance with the relocation act to tell

1 folks that it is possible, should we do an elevator,
2 that there may be a temporary relocation. There may
3 be something that goes on there, but again, we don't
4 anticipate any permanent relocations or anything
5 else.

6 Is there anything else I should add to
7 that, Counselor?

8 MR. MATTHEW FITZPATRICK: No. Just
9 this is a requirement of HMFA. We have been
10 informed that this is an absolute necessity in order
11 to move towards these closings, and I think the
12 notice makes it quite clear that the Authority has
13 no intention to move anybody permanently, but it
14 does notify tenants of their rights, if for some
15 reason a temporary move is required, for example,
16 because of elevator work, tenants do have rights to
17 return to that same unit, and if not that same unit
18 for some reason, that same building or development,
19 if they so choose.

20 There is a time limitation on how long
21 you can be temporarily relocated, and there is even
22 information in there notifying tenants that they may
23 be entitled to relocation expenses, if they are
24 moved temporarily.

25 CHAIRMAN DENING: One last thing before

1 the public portion, Commissioner Ross.

2 VICE CHAIR ROSS: Well, it's part of
3 the public --

4 CHAIRMAN DENING: It's part of the
5 public portion. Okay.

6 CHAIRMAN DENING: Kevin Groomes?

7 MR. GROOMES: Thank you.

8 Kevin Groomes.

9 CHAIRMAN DENING: I'm sorry. One last
10 interruption.

11 Director --

12 THE AUDIENCE: We can't hear you.

13 CHAIRMAN DENING: I ask the Director to
14 hold his responses and comments until the end of
15 whoever is speaking, if he feels it's necessary to
16 respond.

17 MR. GROOMES: Thank you so much.

18 Can I ask you a question?

19 These cards right here, isn't it
20 possible that you could get access to other
21 buildings?

22 Like my sister, like she live in that
23 building, and there was a fire a couple months ago,
24 and somebody threw cigarettes down in the dumpster,
25 and there was a fire, and I couldn't get to her.

1 So is it possible, can we get like --
 2 like if you're a resident, like I am a resident, to
 3 access these buildings with these cards?
 4 Can we get like in that building? I
 5 can't get into the building.
 6 EXECUTIVE DIRECTOR RECKO: I am not
 7 sure I understand.
 8 That is your card?
 9 MR. GROOMES: Yeah.
 10 What I am saying is for different
 11 buildings, can we get into another building with
 12 this card?
 13 THE AUDIENCE: No.
 14 MR. GROOMES: No?
 15 THE AUDIENCE: No, you can't get in
 16 nobody's building.
 17 MS. LUSANE: He just wants to know if
 18 he can have access to other buildings using his ID
 19 card.
 20 MR. GROOMES: That is the only thing --
 21 and another I wanted to talk about, the community
 22 room.
 23 What is going on with the community
 24 room?
 25 I heard that you are saying the time is

1 to 8 o'clock. 8 o'clock, why is that?
 2 CHAIRMAN DENING: Yes. The Director
 3 will respond at the end. He is writing your
 4 questions down, and he will respond to you when
 5 you're done.
 6 MR. GROOMES: Okay.
 7 I'm saying, but the community room,
 8 they change it to 8 o'clock, and I don't know why.
 9 Maybe 'cause of a reason, because I think 11 o'clock
 10 is a good time for the community room, but 8 o'clock
 11 is just a short time.
 12 That is it.
 13 My second question is: What is going
 14 on by -- in the back there of 221?
 15 The generators, they are still there.
 16 Are we going to remove those because it looks tacky
 17 back there.
 18 I am sorry.
 19 Like I said, but my concern about the
 20 community room, I want to know what is going on
 21 about the community room. That's what I want to
 22 know about.
 23 Like I said, I talked to him, Forman,
 24 about 8 o'clock, I don't know why, what is going on.
 25 He said they were charging people at the door,

1 charging people with drinks. I never saw that
 2 before.
 3 But I have been to couple parties down
 4 there, and it was good partying, and you know,
 5 there's nothing like that. Everybody cleaned up
 6 after their parties. People thank you.
 7 CHAIRMAN DENING: Director, if you want
 8 to --
 9 EXECUTIVE DIRECTOR RECKO: Do you want
 10 me to do that?
 11 CHAIRMAN DENING: Sure.
 12 EXECUTIVE DIRECTOR RECKO: I believe
 13 that it would be opening some bad policy to have
 14 access cards that could open any building. I just
 15 think that is a problem.
 16 We have had the community room change
 17 in place for a number of months now, and I think it
 18 has been a great change. I think it has really
 19 decreased a lot of things that have been going on in
 20 our developments.
 21 I believe that Housing Authority
 22 community rooms are not meant for private parties.
 23 They are meant for events that can go on, certainly
 24 things, you know, birthday parties, things like
 25 that. But to have parties by 11 o'clock over and

1 over and over again, people were drunk. Loud music
 2 was there. We had a problem shutting them down, and
 3 vandalizing. I think it has been a great change
 4 overall to be shutting them down earlier, so that is
 5 why we went in that direction, and again, the way we
 6 are doing this, and we are not doing cross talk back
 7 and forth --
 8 MR. GROOMES: Yes, sir.
 9 COMMISSIONER FORMAN: I will bring up
 10 your points.
 11 CHAIRMAN DENING: If you want to, you
 12 can talk to the Director after.
 13 EXECUTIVE DIRECTOR RECKO: -- no, it
 14 doesn't work. We can talk afterwards, okay?
 15 And we are hoping with the next round
 16 of capital funding coming next year to re-program
 17 those generators to be actually used on our
 18 buildings.
 19 We sold three or four of them I think,
 20 and then we have got a few more. We are hoping to
 21 be able to use them on some of our buildings that
 22 don't currently have emergency generators.
 23 We have not had the money yet to do
 24 that, and we are hoping that with next year's
 25 capital fund money we'll be able to place them

1 between some buildings and have some additional
2 emergency generator capability.
3 COMMISSIONER FORMAN: Director, I think
4 what Mr. Grooms is talking about, Kevin, was that he
5 asked for -- they asked for the community room for a
6 repass. And they were told that they couldn't have
7 it, because it was after 8 o'clock or 9 o'clock in
8 the evening.

9 Not everybody has a repass after
10 somebody is buried. Usually it is after the
11 services are over.

12 EXECUTIVE DIRECTOR RECKO: If you look
13 at our policy, it has an exception for repasses.

14 So if anybody is denied using that past
15 8 o'clock for a repass, please call me directly, and
16 we will make that happen, because there was an
17 exception in the policy you passed for repasses.

18 MS. LUSANE: The only reason why,
19 Director, is that he asked that also because
20 sometimes people have wakes from 7 to 9 or funerals
21 at the evening time, because a lot of people work,
22 so after they leave church, they may want to come
23 for a family gathering --

24 CHAIRMAN DENING: I'm sorry. We are
25 going to try to limit the cross talk. But you

1 work orders. Especially our section is a big
2 section, so when you call for your refrigerator,
3 your stove, and then you ask for what day they are
4 going to come, we need to know.

5 Well, you know my situation with my
6 refrigerator. That was solved twice.

7 But the idea is when you get these
8 appliances, it needs to be new or upgraded. You
9 need to upgrade your appliance because the appliance
10 that you got is very, very poor.

11 The first one was leaking. The second
12 one, you had to bring me another one.

13 Like I told them, I can't afford to
14 cook outside. I have to cook inside my house. I
15 don't have all of that type of money to do that.

16 Okay. The next thing: The buildings
17 outside by where I live at at 320 Harrison Street,
18 okay, we don't -- like since you had this agency,
19 they came inside to clean up, and you said after
20 that the Housing Authority will -- the maintenance
21 will keep up with it.

22 Well, my hallway haven't been cleaned.
23 It haven't been mopped.

24 I mean, the short building is good, but
25 sometimes you like to see or smell your hallway

1 can -- I believe you are on the list, so --

2 MS. LUSANE: You just cut me off. I
3 will get you when I get up there.

4 CHAIRMAN DENING: Sandra Smith.

5 MS. SMITH: Sandra Smith at 320
6 Harrison Street, Apartment 3A.

7 Okay. A couple of things.
8 How long do I have?

9 CHAIRMAN DENING: You have five
10 minutes.

11 MS. SMITH: Okay. I will try to make
12 it quick.

13 The maintenance department --

14 THE AUDIENCE: Sandra, talk louder.

15 MS. SMITH: -- okay. The maintenance
16 department, okay, I know we have upgraded that
17 maintenance department.

18 Now, I just heard briefly when I came
19 in that the site manager is going to take over the
20 maintenance, the work orders, the work orders that
21 have to be done.

22 And most of the time, like I said, we
23 have to have a permanent site manager. I know she
24 is out. She has personal things, but at least have
25 somebody or an assistant to help with all of these

1 clean and fresh, and outside the grounds power
2 washed and everything, because we have those little
3 maggots or leech or whatever it is, and a whole
4 bunch of water bugs. You got to play tic-tac-toe to
5 go in the building.

6 That's, you know, you walk in, and you
7 say you don't want no mats in front of your door,
8 but we need a mat in front of our door where you go
9 into our apartment, because when you come into your
10 building, you got to smash the water bugs. You got
11 to get all of these little crawling things all over,
12 and it is climbing up on the walls, so these are the
13 things that we have to look into.

14 And also, I just say -- I have to use
15 my glasses -- I'm going fast and trying to fit
16 everything in there -- hum -- what else -- the front
17 door.

18 Oh, the laundry room, we talked about
19 that laundry room. It stays open.

20 When I go to church on Wednesday and
21 come home, a group of people in the laundry room,
22 and I mean, they are having a good time. It is not
23 one. It is five of them.

24 I called the last time the police
25 department -- I am tired of calling. I called them

1 twice. I called them before that. It was Ms.
 2 Mitchell, and Lusane was with us. We was coming
 3 from church. Five of them in the mail room late at
 4 night. It was about 9:30 or ten o'clock.
 5 Called them, they didn't answer.
 6 I said, okay.
 7 Then I called you, Mr. Recko --
 8 MS. LUSANE: It was after 11.
 9 MS. SMITH: -- and you said to call the
 10 maintenance. The door be open.
 11 Now, if we want -- if you want us to
 12 get rid of our washing machine, and you said you
 13 wanted to do away with it, I'm sorry, you can't do
 14 it because if they have in that laundry room all
 15 times of night, it is a mess. You don't know what
 16 is going on.
 17 And when I went in that laundry room in
 18 the back where the boiler room is at, the door is
 19 open. When I went in there by myself, there be a
 20 man in there. You don't know, if you in there by
 21 yourself, you don't know what is going on.
 22 Then the washing machine is dirty on
 23 the top. The machine is dirty inside. Nobody is
 24 not cleaning it, so that is why most people keep
 25 their washing machine and driers in their house or

1 they will go to Jackson because you can't use that
 2 washing machine. It is filthy, and it be so messed
 3 up.
 4 So, you know, I don't know. We used to
 5 have somebody that go in the laundry room and used
 6 to clean it. I don't know, part time or full time,
 7 they used to be there, but, you know, you need to
 8 correct that. That is one.
 9 And also the police department, like I
 10 said, the homeless, when I called that night when
 11 Michele had said I called, right in front of
 12 Harrison we are having a whole lot of homeless
 13 people living -- coming in Hoboken Housing
 14 Authority. They be so drunk or they out of it with
 15 that new drug Mollie or whatever is going on. But
 16 there is a lot of kids out here, and a lot of
 17 parents don't be out here with these kids.
 18 So if a situation comes up --
 19 CHAIRMAN DENING: You have about 30
 20 more seconds.
 21 MS. SMITH: -- and anything goes on --
 22 that the kids will be hurt.
 23 Now this one was drunk. He was fell
 24 down on the ground. Then another one came and fell
 25 down on top and trying to help up. So I called the

1 cops, and I timed it, and gave them my name, gave a
 2 description, what color he had on, a yellow shirt,
 3 jeans on and everything, and they said okay.
 4 I waited one hour. I waited two hours.
 5 I waited three hours, and nobody didn't come.
 6 When the cop came, I stopped him, and I
 7 said: Well, why are you all coming now?
 8 Oh, we knew about it, but he is on
 9 Jackson Street.
 10 And then it is so bad that the homeless
 11 and all of them, they know when to come down here at
 12 nighttime because what they do, they wait for people
 13 to go out the door and they sneak in the door. They
 14 be drunk. They have their little blankets and go in
 15 there --
 16 CHAIRMAN DENING: Sandra --
 17 MS. SMITH: -- and it's terrible --
 18 CHAIRMAN DENING: -- I'm sorry.
 19 MS. SMITH: -- so we got to get -- you
 20 know, one thing I want to know, too, with this 12
 21 million that you all getting this grant, well, I
 22 hope you are going to fix the inside of the
 23 apartments, new appliances. All of this stuff need
 24 to be done, and don't overrun your maintenance and
 25 your workers because I know when my husband was

1 working here, he worked. He worked until he had a
 2 heart attack, but the idea is we got to take care of
 3 our own.
 4 CHAIRMAN DENING: Thank you, Sandra.
 5 MS. SMITH: We need more people.
 6 CHAIRMAN DENING: Thank you.
 7 (Applause)
 8 All right. Michele Lusane.
 9 MS. LUSANE: I got to tell you my name
 10 and everything again?
 11 THE REPORTER: You have to state it for
 12 the record.
 13 MS. LUSANE: Okay.
 14 Michele Lusane, 311 Harrison.
 15 I just wanted to say about my hallway
 16 at 311 Harrison. I normally don't -- I haven't
 17 checked the hallways in a while, but I have been
 18 checking them.
 19 I had called a manager three days ago.
 20 I had said, there is milk waste -- it's a tenant
 21 with waste of milk. They don't actually clean
 22 behind it, so I got to put boric acid in the
 23 hallway. I got to put ammonia in the hallway, I'm
 24 sorry, Director, but I do it anyway, but I have to
 25 do these things because I live near the incinerator.

1 We have enough problems as it is, but
2 that hallway did not get cleaned, and today again I
3 had to call my manager. I said: They did not come
4 up here to the tenth floor to clean our hallway, and
5 you called three days ago, and they still haven't
6 clean it.

7 The guy came up today and cleaned it.

8 I think if there is a supervisor, I
9 know Rich, he's doing whatever he got to do, but if
10 there is a supervisor that is supposed to be
11 supervised and making sure these buildings are being
12 done, it should be actually done.

13 A man had his underwear on, I guess he
14 got tired and took off his drawers and left them in
15 the hallway.

16 I go look out in the hallway and wanted
17 to see my child walking up, and there's a pair of
18 boxers right there.

19 I don't need to see that, and my
20 children don't need to see that.

21 As far as drugs, it was last week, I
22 had no cable. I went to a Housing meeting about
23 this trip that we just recently went on. And my
24 wires got cut, so I had no phone. I had no cable.
25 I had no internet for three days.

1 The guy comes and he checks. Well, he
2 finds needles where they cut the wire, put the
3 needles in his box, and the guy had to get his
4 pliers or whatever and took it out and put it in the
5 incinerator.

6 He told me what it was. I opened the
7 incinerator. I took a picture of the needles.

8 So a couple of hours later I came out.
9 I seen the police. I don't know what happened that
10 they are always in front of my building, but I said:
11 Well, you all need to check the hallways because
12 apparently there is a bunch of needles. I just took
13 a picture of it.

14 I said: The next one come up to that
15 tin foil getting high in the hallway, you all going
16 to read about me in the paper because I am going to
17 jail, because I'm going to break his kneecap, kick
18 him all the way from the tenth floor all the way to
19 the first. And when they wonder why the man is
20 laying there when they get there, I did it because
21 of the simple fact they should be not be shooting
22 needles in the hallway.

23 I am tired of being security. I'm
24 tired. I have pains in my body. I don't feel good
25 most of the time, but I got to be security for the

1 people.

2 I shouldn't have to call and say:

3 There is urine all over the hallway from the tenth
4 floor all the way to the first floor.

5 That's a supervisor's position. If the
6 supervisor can't do his job, then get somebody else
7 to do the job, point blank, because it is not being
8 done.

9 There is other people that are here
10 that lives in the Housing Authority. There are some
11 guys that are so good and some guys that are not
12 good. And, like I said, you all got to rid of the
13 young ones and bring the old heads back to the
14 buildings and let them clean, because on Saturday
15 and Sunday by ten o'clock, you smell freshness from
16 the tenth down to first floor. And I said, man,
17 this is what I'm talking about. We need this type
18 of work.

19 And another thing I really want to
20 touch on to all of the Commissioners, I don't think
21 what is being said at the Housing Authority meeting
22 should not be talked about the tenants and the
23 maintenance department the next day.

24 Whatever I come here and voice my
25 opinion on, about what I am going to do to my

1 apartment, I don't give a darn about nobody and how
2 they feel about it, because I'm the one going
3 through it. Whether I have a lot of stuff in my
4 house or not, that is my business.

5 But if I choose to come up here and
6 complain about my apartment, no one has the right to
7 get out here and talk about me. They got one more
8 time to talk about me, and you all going to read
9 about it. I am telling you right now, because I'm
10 sick of this.

11 We can't get nothing done because
12 there's no coordination. I appreciate what you are
13 trying to do, Director, but people are underhanded
14 behind your back doing stuff, and it's not right to
15 you at all. Because you think you are running a
16 good team, and you have little glitches in there
17 because some people just want to be naive and mean
18 and grumpy towards other people.

19 We have the right, regardless if I have
20 a job to do, and I am not doing my job, by any means
21 everybody has the right to complain, and that's it.

22 Thank you.

23 CHAIRMAN DENING: Thank you.

24 COMMISSIONER REYES: Mr. Dening, can I
25 say something --

1 CHAIRMAN DENING: Yes.
 2 COMMISSIONER REYES: -- in reference to
 3 what Ms. Lusane is saying?
 4 She is absolutely right. I live in
 5 that building. I see it on a daily basis.
 6 We do have -- I know I have personally
 7 texted the Director on some situations that have
 8 occurred, but it is absolutely getting out of hand
 9 with the homeless people.
 10 There are certain apartments in that
 11 building that are the ones that are providing the
 12 stuff to the individuals, and I just feel -- what I
 13 would like to know is where do we stand with the
 14 trespassing policy that we were supposed to have,
 15 because even if the officers are coming and taking
 16 them, I will be honest, I called them a few days
 17 ago, and I just saw the gentleman again on Monday
 18 back in the building again, so what happened?
 19 What is going on?
 20 Where does it stand?
 21 EXECUTIVE DIRECTOR RECKO: Yes.
 22 What we are trying to work out with the
 23 police department right now is the police department
 24 is requesting that we do a sign-in policy across the
 25 Housing Authority, so we are working on developing a

1 sign-in policy.
 2 There is some resistance to it out in
 3 the public, but the department is real clear that
 4 they are looking for a sign-in policy because it
 5 makes their power less to be able to go out and pick
 6 these folks up, so we are working on that sign-in
 7 policy.
 8 I don't know, Lieutenant, do you want
 9 to say anything about that?
 10 LIEUTENANT: It's just basically that
 11 by having a sign-in policy, it allows us to
 12 understand who belongs down there and who doesn't,
 13 because a lot of times there's people who have a
 14 legitimate purpose to be down there, and the last
 15 thing we want do is look like the bad guys, that we
 16 are arresting somebody who has a legitimate purpose.
 17 Maybe they have a family member. But we do want to
 18 be able to do building sweeps and things like that
 19 and have an idea of those people who are down there
 20 for the wrong reasons.
 21 So by identifying who signed in and who
 22 didn't sign it, or who they went to go see, you
 23 verify that information by checking with that
 24 person, and if they didn't check in, then obviously
 25 it's an easy process for us to just go up and arrest

1 them.
 2 So we have had discussions. I know
 3 that we were supposed to meet with the lawyer --
 4 EXECUTIVE DIRECTOR RECKO: This guy
 5 right here at the end of August.
 6 LIEUTENANT: -- yup, and I believe that
 7 is supposed to go on next meeting, right?
 8 EXECUTIVE DIRECTOR RECKO: Yes, August
 9 31st.
 10 So that is the step in that direction.
 11 I think also, you know, we're hoping that the doors
 12 will make a difference, so people can't get in just
 13 on the sly.
 14 COMMISSIONER REYES: I understand what
 15 the officer is saying. I absolutely understand, but
 16 let's be realistic.
 17 How many of these people who are going
 18 in there to purchase drugs are actually going to
 19 stop and sign in, to be honest?
 20 VICE CHAIR ROSS: Well, anybody --
 21 COMMISSIONER REYES: And not only that,
 22 how are we going to man something where -- until
 23 what time are they going to be able to sign in?
 24 Housing is there until four o'clock.
 25 So now are we going to hire somebody to stay there

1 till later on?
 2 EXECUTIVE DIRECTOR RECKO: What the
 3 proposal is I believe is two things.
 4 One is that the idea is that if you
 5 don't sign in, then you are in trouble. Yes, of
 6 course, they are not going to sign in.
 7 But if an officer walks up to them and
 8 says, "You haven't signed in," then they can deal
 9 with it, right?
 10 LIEUTENANT: Correct.
 11 EXECUTIVE DIRECTOR RECKO: So your
 12 point of how many people are going to sign in, that
 13 is what it is for, okay?
 14 COMMISSIONER MELLO: Director, the way
 15 it is intended to work once the doors are in, if you
 16 have somebody who comes to visit you, are you
 17 supposed to come down in the elevator and --
 18 COMMISSIONER REYES: They can ring the
 19 bell.
 20 COMMISSIONER MELLO: -- you can ring
 21 the bell --
 22 EXECUTIVE DIRECTOR RECKO: No, you're
 23 still going to be able to ring the bell. You are
 24 still going to be able to allow people in. You're
 25 still going to be allowed to let people in after --

1 COMMISSIONER REYES: It rings on your
2 phone, whatever phone you have access to -- have it
3 attached to, it will ring. You can ask who it is,
4 and then you open it if you know the person.

5 If you don't, I know I don't. If I
6 think --

7 COMMISSIONER MELLO: I mean, should we
8 consider doing away with that, with anybody who is
9 able to get down to the door?

10 I mean --

11 EXECUTIVE DIRECTOR RECKO: I don't know
12 how you do that, because, you know, you got some
13 people who can't go down --

14 CHAIRMAN DENING: I think we are kind
15 of getting in the weeds here.

16 Commissioner Reyes, I want to talk to
17 you after this. I can tell you are very passionate
18 about the security, so I want to talk to you after.

19 COMMISSIONER REYES: Yes.

20 EXECUTIVE DIRECTOR RECKO: And it is
21 also one of the reasons I think for the Resident
22 Services Policy Committee, we decided to ask the
23 police to come for the entire meeting.

24 The proposal right now to answer your
25 question directly is that the police have offered to

1 have their call-in line be the service for visitors.
2 That after Housing Authority staff isn't there,
3 people call the police call-in line, and say I am
4 visiting Ms. Jones on the fifth floor of this
5 address for the next five hours.

6 So rather than come in and sign in, you
7 can call directly to the police in-take, so that is
8 the way we are fashioning the proposal at this
9 point.

10 Now, once we do, we will bring it to
11 the body and discuss it.

12 COMMISSIONER SANFORD: I'm not looking
13 for an answer, but just to throw out an idea similar
14 to what you are saying is we know our residents.
15 The residents know who are going to be their guests.
16 Perhaps getting feedback from the residences, maybe
17 giving a half dozen pre-approved guests, so that we
18 are informing everyone. It's just an idea for
19 getting feedback --

20 CHAIRMAN DENING: Thank you,
21 Commissioner Sanford.

22 Now, Jean Rodriguez, come up.

23 MS. RODRIGUEZ: I don't need the mike.

24 I live at -- well, you know, right?

25 I am here because of lighting in the

1 senior buildings. We have not had lights in the
2 front for a month.

3 I called the maintenance. I called
4 Louves (phonetic). I called Mr. Recko. We still
5 didn't have any lights. People are complaining to
6 me.

7 Finally, I had to thank two gentlemen
8 that work for the Housing Authority, Anthony and
9 Jimmy, they got a ladder and they put lights in,
10 because otherwise it was right in front of the
11 building. I mean, they told me I had to wait for a
12 bucket.

13 I mean, where the bucket is coming from
14 might have been China, like I got told other times.

15 But the two gentlemen got the ladder,
16 and they put up the lights.

17 But it is ridiculous. I mean, we're
18 seniors, and this is 12, one o'clock at night that
19 people come in, because there is a gentleman in my
20 building that has to go out at 11 o'clock. He could
21 have got hit over the head because there was no
22 lights.

23 So thank God to Anthony and Jimmy, we
24 got lights. They didn't need a bucket either. They
25 got a ladder, okay, and we got lights.

1 COMMISSIONER FORMAN: All right. Thank
2 you, Jeanne.

3 MS. RODRIGUEZ: You're welcome.

4 CHAIRMAN DENING: I think Commissioner
5 Ross has something she wants to say before --

6 VICE CHAIR ROSS: Just a couple things.

7 So when we were at the Resident Service
8 Policy committee, a few of the residents were a
9 little perturbed about people coming in and doing
10 solicitation, Verizon selling pies, cakes, whatever
11 the case may be.

12 So the Director and I, we spoke, and we
13 probably going to think about putting no
14 solicitation signs up around the building, because
15 it has become a nuisance to a lot of people.

16 I know I don't want somebody knocking
17 on my door ten times a day on a Saturday, not that I
18 open my door anyway, but I'm just saying to be
19 coming into the building and disturbing the
20 neighbors, so that is something that we are going to
21 talk about.

22 MS. BRAXTON: So that goes for the
23 political people, too, then.

24 VICE CHAIR ROSS: No solicitation.

25 What are they selling?

1 MS. BRAXTON: They're still coming
2 around and knocking at your door at maybe ten in the
3 morning --

4 COMMISSIONER MELLO: If somebody lives
5 in a big old building, I agree 100 percent.

6 CHAIRMAN DENING: Commissioner Ross, we
7 did attempt to have a solicitation policy maybe a
8 year and a half ago, so maybe it is time to revisit
9 that and make it happen.

10 VICE CHAIR ROSS: The other thing is,
11 and I brought this up before, and it is still around
12 the building, there is graffiti around our Housing
13 Authority properties, and it's been there for
14 months. And I am trying to understand if I am a
15 maintenance person, and this is not to pick on my
16 maintenance people, because I have never had a
17 problem with them, but if I am cleaning the building
18 inside and out, and I am seeing something that
19 shouldn't be, it should be reported. I don't know
20 if it is or if it isn't, it doesn't matter.

21 I am just saying right now the graffiti
22 is still on our property, and it needs to be
23 addressed.

24 The other thing is about the community
25 room policy. It has come to my attention that a lot

1 of the residents do not have this policy, and I am
2 one of them, so I think that needs to be addressed
3 as far as the site managers handing out the resident
4 community room policy.

5 The other thing is this senior building
6 here, 221, there's no lighting outside here.

7 When I walked into the building, I was
8 stopped by a resident and said that their lights
9 have not been up for a very long time now, so if
10 somebody could address that.

11 Also, we are going back to the Housing
12 Authority being very dark again. I looked out my
13 window, and it is pitch black again in some of these
14 areas.

15 I don't like it. I know some of these
16 residents don't like it. We need to be wary of
17 who -- especially now that we have people walking
18 around our properties, sleeping in our hallways,
19 living, not paying rent, and you know, we just need
20 to be wary and have the lighting issue fixed, and
21 that is it.

22 Thank you.

23 EXECUTIVE DIRECTOR RECKO: Thank you.

24 Do you want to talk about our lighting
25 plan, Rich?

1 MR. GODDIN: Yes.

2 EXECUTIVE DIRECTOR RECKO: We talk
3 about it a lot.

4 VICE CHAIR ROSS: Okay.

5 MR. GODDIN: I will make it real quick.
6 Okay. When I first started here about
7 a year ago, we had almost no lighting, okay?

8 And in order to change the lighting to
9 what we had made absolutely no sense finally and
10 from an operational standpoint.

11 We have been upgrading the light
12 fixtures, keeping the old, upgrading the guts of
13 that light fixture into LED fixtures.

14 Once we touch them, I will be retired
15 by the time we have to touch them again.

16 In order to do that, though, we have to
17 have the manpower to go around and work on every
18 single light fixture that we have, and there are
19 hundreds of light fixtures, okay?

20 So what we did was we prioritized the
21 areas around where the children are, the
22 playgrounds, the basketball court. Then we did the
23 Harrison Gardens courtyard. We did the big parking
24 lot, then the small parking lot, so we have been
25 working our way through all of the areas.

1 And, believe me, if I could have done
2 it all at one time, it would have been done all at
3 one time. But we are using our resources to the
4 best of our ability and prioritizing to the best of
5 our ability, and we are going to get to everything,
6 just like Ms. Jeanne said about Adams. Our next
7 building to work on is this building.

8 The area that you are talking about,
9 unfortunately, there is one breaker. There is a
10 short in the line that is the lighting on the
11 outside of the building, and that is going to take
12 some -- a couple of hours to figure it out, but with
13 our resources, we have to prioritize, so it is being
14 addressed.

15 VICE CHAIR ROSS: Okay.

16 CHAIRMAN DENING: Motion to adjourn?

17 COMMISSIONER MELLO: Motion.

18 COMMISSIONER FORMAN: Second.

19 CHAIRMAN DENING: All in favor?

20 (All Board members answered in the
21 affirmative)

22 (The meeting concluded at 8:50 p.m.)

1 CERTIFICATE

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
Notary Public of the State of New Jersey
21 My commission expires 11/5/2020.
Dated: 8/14/17
22 This transcript was prepared in accordance with
NJAC 13:43-5.9.

23
24
25

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