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REGULAR MEETING OF THE BOARD :
OF COMMISSIONERS OF THE HOBOKEN : Thursday
HOUSING AUTHORITY OF THE CITY OF : September 13, 2012
HOBOKEN : Six p.m.
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Held At: Adams Gardens
Community Room
220 Adams Street
Hoboken, New Jersey

B E F O R E:

Carmelo G. Garcia, Executive Director
Chairman Jake Stuver
Vice Chair Robert Davis, III
Commissioner Jean Rodriguez
Commissioner Eduardo Gonzalez
Commissioner Judith Burrell
Commissioner David Mello
Commissioner Gregory Lincoln

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

CHARLES P. DAGLIAN, ESQ.
Attorney for the Board.

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

Vanessa Lopez, Acting Secretary

PHYLLIS T. LEWIS
CERTIFIED COURT REPORTER
CERTIFIED REALTIME COURT REPORTER
P.O. Box 25588
Newark, New Jersey 07102
Phone: (732) 735-4522

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1 CHAIRMAN STUIVER: All rise to salute
 2 the flag, please.
 3 (Pledge of Allegiance recited.)
 4 CHAIRMAN STUIVER: Good evening,
 5 everyone.
 6 Before we get started, just a reminder
 7 that there are now two separate sign-up sheets for
 8 the public portion. One is for people to sign up to
 9 speak up on any items on the agenda that we are
 10 taking action on tonight, and the second one is for
 11 the general comments on anything you wish to speak
 12 on.
 13 Please be advised that the Regular
 14 September Board meeting has been scheduled for
 15 Thursday, September 13th, 2012 at six p.m. The
 16 meeting is to held in the community room of Adams
 17 Gardens 220 Adams Street, Hoboken, New Jersey.
 18 In accordance with the requirements of
 19 the Open Public Meetings Law, Chapter 231 of the
 20 Public Laws of the 1975 of the State of New Jersey,
 21 the Board of Commissioners of the Hoboken Housing
 22 Authority of the City of Hoboken announces that the
 23 Regular September Meeting has been scheduled and
 24 will being held on Thursday, September 13th, 2012,
 25 at six p.m. in the community room at Adams Gardens,

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1 220 Adams Street, Hoboken, New Jersey.
 2 Notice of this Regular Monthly
 3 September Board Meeting has been sent to The Jersey
 4 Journal and the public notice on Tuesday, September
 5 4th, 2012, as notification to the general public of
 6 said meeting was sent to the City Clerk of Hoboken
 7 on Wednesday, September 5th, 2012, with a copy of
 8 the agenda to be posted on the aforementioned
 9 bulletin board.
 10 I direct the minutes of this meeting
 11 state that I have announced that adequate notice of
 12 this meeting has been given as required by the Open
 13 Public Meetings Act.
 14 Motion to accept the minutes of the
 15 August meeting.
 16 COMMISSIONER MELLO: Motion.
 17 VICE CHAIR DAVIS: Second.
 18 EXECUTIVE DIRECTOR GARCIA: We have a
 19 first and a second, and this will also include the
 20 roll call.
 21 Commissioner Lincoln?
 22 COMMISSIONER LINCOLN: Here.
 23 EXECUTIVE DIRECTOR GARCIA:
 24 Commissioner Mello?
 25 COMMISSIONER MELLO: Present.

4

1 EXECUTIVE DIRECTOR GARCIA:
 2 Commissioner Burrell?
 3 COMMISSIONER BURRELL: Here.
 4 EXECUTIVE DIRECTOR GARCIA:
 5 Commissioner Gonzalez?
 6 COMMISSIONER GONZALEZ: Here.
 7 EXECUTIVE DIRECTOR GARCIA:
 8 Commissioner Rodriguez?
 9 COMMISSIONER RODRIGUEZ: Here.
 10 EXECUTIVE DIRECTOR GARCIA: Vice Chair
 11 Davis?
 12 VICE CHAIR DAVIS: Here.
 13 EXECUTIVE DIRECTOR GARCIA: Chairman
 14 Stuiver?
 15 CHAIRMAN STUIVER: Here.
 16 You called roll on the minutes?
 17 EXECUTIVE DIRECTOR GARCIA: Yes. We
 18 had a first and a second for the roll call on the
 19 minutes.
 20 CHAIRMAN STUIVER: Very good.
 21 Director, do you have any announcements
 22 before we get started on the action items?
 23 EXECUTIVE DIRECTOR GARCIA: Do you want
 24 to do the list of bills first, and then the
 25 communications?

5

1 CHAIRMAN STUIVER: Sure. Okay.
 2 Motion on the list of bills for
 3 September.
 4 COMMISSIONER RODRIGUEZ: Motion.
 5 VICE CHAIR DAVIS: Second.
 6 CHAIRMAN STUIVER: Call the vote.
 7 EXECUTIVE DIRECTOR GARCIA: On the roll
 8 call, Commissioner -- hold on.
 9 Can you check, Robert, the microphone?
 10 A VOICE: You have to turn one off.
 11 EXECUTIVE DIRECTOR GARCIA:
 12 Commissioner Lincoln?
 13 COMMISSIONER LINCOLN: Yes.
 14 EXECUTIVE DIRECTOR GARCIA:
 15 Commissioner Mello?
 16 COMMISSIONER MELLO: Yes.
 17 EXECUTIVE DIRECTOR GARCIA:
 18 Commissioner Burrell?
 19 COMMISSIONER BURRELL: Yes.
 20 EXECUTIVE DIRECTOR GARCIA:
 21 Commissioner Gonzalez?
 22 COMMISSIONER GONZALEZ: Yes.
 23 EXECUTIVE DIRECTOR GARCIA:
 24 Commissioner Rodriguez?
 25 Commissioner Rodriguez?

<p style="text-align: center;">6</p> <p>1 COMMISSIONER RODRIGUEZ: Yes. 2 (Laughter) 3 EXECUTIVE DIRECTOR GARCIA: Vice Chair 4 Davis? 5 VICE CHAIR DAVIS: Yes. 6 EXECUTIVE DIRECTOR GARCIA: Chairwoman 7 Rodriguez -- excuse me -- Chairman Stuiver? 8 CHAIRMAN STUIVER: Yes. 9 EXECUTIVE DIRECTOR GARCIA: You guys 10 are getting me all confused here. 11 (Laughter) 12 With respect to the bills, just one 13 quick note. The payment for, as you will see on 14 here, the Landtek payment is there for \$370,999. 15 I am happy to report that I was in a 16 meeting two days ago with respect to -- excuse me -- 17 sir, thank you -- with respect to there was an issue 18 that we had not issued yet a payment on Landtek. 19 I am happy to report that after meeting 20 with the business administrator for the city and 21 Director Peligreno or Peligrini, they were able to 22 help me out in getting the second payment on for 23 next week's council meeting, so they will have the 24 \$400,000 payment on there, which we have already 25 completed or the contractor has already completed 70</p>	<p style="text-align: center;">8</p> <p>1 COMMISSIONER MELLO: My principal went 2 for later hours this year. 3 (Laughter) 4 EXECUTIVE DIRECTOR GARCIA: So how 5 about at five o'clock? 6 COMMISSIONER MELLO: That could be 7 doable. 8 EXECUTIVE DIRECTOR GARCIA: Everybody, 9 do we have a consensus on five o'clock? 10 VICE CHAIR DAVIS: On Monday? 11 EXECUTIVE DIRECTOR GARCIA: That is the 12 9th, which falls on a Tuesday. 13 VICE CHAIR DAVIS: That is good. 14 EXECUTIVE DIRECTOR GARCIA: 15 Commissioner Gonzalez? 16 Commissioner Burrell, do we have a 17 consensus? 18 COMMISSIONER BURRELL: I am fine. 19 EXECUTIVE DIRECTOR GARCIA: All right. 20 So October 9th it will be. 21 We are also hoping that Secretary 22 Donovan, who is the Secretary of HUD, will be able 23 to join us. I have reached out to his office. 24 United States Senator Robert Menendez 25 and United States Senator Lautenberg, so we hope we</p>
<p style="text-align: center;">7</p> <p>1 percent of the work. 2 With respect to the official date of 3 completion, we are looking at an October 1st date. 4 However, with the punch list in effect, it would 5 probably be the first week of October, but we want 6 the kids to start utilizing the field 7 recreationally, so we will more than likely open it 8 up on the October 1st date. 9 The other thing to point out is that we 10 have chosen, and hopefully this date works for 11 everybody, and I would like to get a consensus on 12 the time, we have chosen an October 9th date for the 13 ribbon cutting ceremony and rededication of the 14 Mama Johnson Field. 15 The Chairman and I have spoken about 16 the dates and a few other dates, but this is what at 17 this point has come across as the best date. 18 So the question for my Commissioners 19 is: We are hoping to do it after school, preferably 20 a four o'clock time, if that works for everybody. 21 CHAIRMAN STUIVER: What day of the 22 week? 23 EXECUTIVE DIRECTOR GARCIA: That would 24 be -- I think that is a Tuesday, correct? 25 COMMISSIONER GONZALEZ: Yes, Tuesday.</p>	<p style="text-align: center;">9</p> <p>1 can have their presence, and there will be letters 2 of invitation going out to all parties. 3 That is where we are right now. But 4 the October 1st date officially would be more of 5 when the field would be accessible by the children. 6 CHAIRMAN STUIVER: I just wanted to 7 add that it looks like it's really moving along now. 8 Because I work with some folks who have been anxious 9 about when it is going to be ready, and I just 10 wanted to say that, you know, I kept telling people, 11 it may look like -- you know, because people were 12 driving by and saying, it looks like there is no way 13 that it's going to be done any time in the next six 14 months. I kept saying, we are getting there, we're 15 getting there. 16 It really looks like it is now. It 17 really looks like it's finally, you know, in the 18 final lap, so I am very happy to see that. 19 EXECUTIVE DIRECTOR GARCIA: Thank you, 20 Chairman. 21 As we have been working diligently with 22 the contractor, and as a matter of fact today, we 23 had a meeting with the engineers. 24 I think Jackie is here, Jackie Foushee 25 from Remington and Vernick. What I would like to</p>

1 do, Mr. Chairman, with your permission is I would
2 like to have her, now that we went through the list
3 of bills, I would like to have Jackie come up and
4 talk about -- you should have received in front of
5 you an updated resolution -- everybody has that
6 one -- everybody, if you could look in front of you,
7 there is an updated amended resolution on Remington
8 and Vernick increasing the ceiling for bid work with
9 the Mama Johnson Field.

10 The reason being, and I am going to
11 have Jackie elaborate, but when we found out that we
12 had the 2000 tons of historic fill, unfortunately
13 that threw a curve ball.

14 The other thing that threw a curve ball
15 was the North Hudson Sewerage Authority, and then
16 there were a few meetings that there were
17 unanticipated with the city construction code
18 officials, and Jackie, I will have you -- Mr.
19 Chairman, if I can have Jackie elaborate on why the
20 change of what I was asking for of \$64,750,
21 including the LSRP, which was \$14,900 - \$950, and
22 then now the need to increase it up to not to exceed
23 the \$95,000.

24 Jackie, please.

25 This will be the last -- we went over

1 everything, the whole kit and caboodle of what their
2 services are, and Remington and Vernick has assured
3 me, and Mr. Arango was here today and assured me
4 that any additional hours that they incur on this
5 project after, even if it is after the \$95,000, they
6 will eat that, and today they are not charging us
7 for her being here, so thank you, Jackie, for that.

8 MS. FOUSHEE: Hello.

9 Can you hear me?

10 A VOICE: It is on.

11 MS. FOUSHEE: Thank you.

12 Again, my name is Jackie Foushee. I'm
13 here from Remington, Vernick & Arango Engineers.

14 Thank you for letting me come out to
15 have an opportunity to give you some additional
16 information regarding the proposals we have
17 prepared.

18 To speak first about the LSRP services,
19 if you remember when I was here before, we talked
20 about the historic fill that was found on the site.

21 The State allows you to appoint a
22 licensed State remediation specialist in order to
23 act on their behalf and execute all necessary
24 activity in order to remediate a site. That means
25 that instead of waiting for the State to come and

1 oversee the contractor's work, you have designated
2 somebody with a certification to do it on behalf of
3 the State. And to that end, we were able to get
4 this remediated quicker than if we waited for
5 somebody from the State to come out and do it, and
6 that is what that first proposal is, the \$14,000.
7 It is for that professional to be available for this
8 site.

9 And in greater detail, he is
10 responsible for reviewing the soil reports that were
11 obtained to determine what type of activity or
12 corrective activity needed to be done on the side.

13 He is also responsible for visiting the
14 site throughout the progress of the project to make
15 sure that everything is being done in accordance
16 with the State's regulations. He has also to
17 document all of the remediation process to the State
18 on behalf of the Housing Authority.

19 And lastly, he has to recommend
20 corrective activity. He has to direct the
21 contractor about how we have to handle it, and how
22 we have to treat the site once we found the historic
23 fill. All of that is included in the scope of work
24 there.

25 I should mention that he is responsible

1 for reporting everything on the property, not just
2 the activity that goes on with the field itself. So
3 he has to provide a little bit of historic
4 information and then document everything moving
5 forward. And should you happen to need something in
6 the future, he is required to come back and give you
7 an update about what happened already.

8 That is the first proposal that is
9 there.

10 The other proposal is for the
11 additional engineering design oversight and
12 coordination. A great part of that proposal is the
13 interaction that our firm had with the sewerage
14 authority, because there is a combined storm and
15 sanitary sewer system. Any water that we drain from
16 the field had to go to an inlet or manhole owned or
17 maintained by the sewerage authority.

18 Unfortunately, that process was not as
19 quick as we had anticipated. It took numerous
20 meetings. Actually they switched reviewing staff
21 midstream, and we had to address the original
22 concerns and the additional concerns from the other
23 person. All of that is included in the fee and the
24 revised drawings that we prepared to meet their
25 conditions.

1 During that time we still monitored the
 2 contractor and restricted his activity, so that we
 3 would not be in any trouble with the sewer authority
 4 by doing any additional work that they hadn't
 5 approved in advance.
 6 That proposal also contains -- if you
 7 are familiar with the construction permit process of
 8 the city, only one permit is issued, regardless of
 9 the scope of your work. So if you have plumbing and
 10 you have electrical and you have building, you can
 11 can't obtain those permits separately. You can only
 12 obtain one permit for the entire process of your
 13 project.
 14 So to that end, while the contractor
 15 was working, we had to kind of negotiate with the
 16 construction department, so we could move forward
 17 say with the dugout, but not touch the drainage
 18 system, and instruct the contractor to that end, and
 19 we wanted to make sure that we didn't touch anything
 20 that had not been approved.
 21 So we met with the construction
 22 officials, and I personally met with them three
 23 times and reviewed the plans and revisions that were
 24 required by the sewer authority to make sure that
 25 everybody was on the same page, and that is included

1 in that proposal as well.
 2 I talked briefly about the oversight of
 3 the contractor, but I had to make sure that he
 4 didn't touch anything that he didn't have
 5 authorization to touch, and I had to be a little
 6 creative and make sure that we kept him at the site
 7 working, but efficiently, and that was the biggest
 8 challenge.
 9 So all of that is listed in your
 10 proposal, but I will be glad to take any questions,
 11 if you need any more detail or information.
 12 COMMISSIONER MELLO: Yes, just a few.
 13 First, I know the State has that new
 14 process. Do they still offer the old process?
 15 MS. FOUSHEE: The LSRP?
 16 COMMISSIONER MELLO: The LSRP is the
 17 new process --
 18 MS. FOUSHEE: Right. Oh, yes. You can
 19 still do that. It just takes much longer. You have
 20 to wait for somebody from the State to do all of the
 21 things that we were on hand to do within one
 22 month --
 23 COMMISSIONER MELLO: What does the old
 24 process cost?
 25 This one cost \$14,000 for the LSRP.

1 What does the old one cost?
 2 MS. FOUSHEE: I can't tell you
 3 specifically how much it costs, but I can tell you
 4 what the time delay would cost.
 5 For the contractor to leave the site
 6 and come back, he would charge a mobilization fee.
 7 Once he takes all of that equipment off the site,
 8 waiting for somebody to step in and give him
 9 directions, that fee goes back to our clients. I
 10 would say knowing the equipment that he had there,
 11 it could easily be \$10,000.
 12 COMMISSIONER MELLO: So it is almost an
 13 offset situation?
 14 MS. FOUSHEE: Right.
 15 I mentioned to Director Garcia, I had
 16 other clients that this contractor was working with,
 17 and he actually went to those other clients and
 18 knocked those sites out, but it was great because it
 19 wasn't too far. One was in Branch Brook Park, so
 20 because we were able to work within maybe speeding
 21 up something else, but instead of him leaving this
 22 area completely, it kept our costs down.
 23 COMMISSIONER MELLO: Then you mentioned
 24 the permit process, that we have one permit. Is
 25 that irregular or is that typical for New Jersey?

1 MS. FOUSHEE: It's a little different.
 2 I understand why, especially in Hoboken you have a
 3 lot of construction in Hoboken. You don't want to
 4 release the plumbing without the electrical. All of
 5 those things are beyond the walls, and they need to
 6 be conducted at the same time. The field is not as
 7 applicable. We don't have that type of interaction,
 8 but I understand why they have the process here.
 9 COMMISSIONER MELLO: Thank you.
 10 MS. FOUSHEE: You are welcome.
 11 EXECUTIVE DIRECTOR GARCIA:
 12 Commissioner Mello, if you could pass that down to
 13 Commissioner Lincoln and Commissioner Burrell, so
 14 they could see the backup.
 15 This is the backup provided by Jackie
 16 detailing exactly what we had discussed today and
 17 some of the unknowns.
 18 Unfortunately, these are unforeseen
 19 actions and costs, so that is why it is imperative
 20 that, you know, we always share with you the
 21 breakdown as you see before you, so that it is
 22 clearly qualified, clearly justified.
 23 And as I explained to you, Jackie and
 24 Mr. Arango today, this is where we completely will
 25 be in the cab of what has already been done and what

1 is still to come, because the construction manager
 2 or construction administrator on the job, so I
 3 really appreciate their efforts in working with me
 4 to understand that.

5 We always want to make sure we are
 6 ahead of the curve with having all of our costs
 7 before us, and unfortunately I know these were
 8 unforeseen, and they have done a terrific job in
 9 again keeping that cost down, the mobilization cost,
 10 and also all of the manhours that we have had
 11 constant meetings with the city as far as the
 12 construction code officials and the director, as
 13 well as the North Hudson Sewage Authority, that was
 14 really a truly draining time consuming process
 15 getting them to give us the final approval.

16 It was almost at times where they were
 17 holding us hostage on certain aspects of the
 18 process, and we are fortunate. We are ready to get
 19 it closed. All we want to do now is make sure that
 20 the project gets finalized and that we have the
 21 field opened by October 1st.

22 So, again, I just wanted to give
 23 Remington and Vernick, Ms. Foushee and Mr. Arango
 24 their due credit for really working with us.
 25 Thank you. I really appreciate it.

1 MS. FOUSHEE: My pleasure. I am
 2 looking forward to it being completed in more ways
 3 than one.

4 COMMISSIONER MELLO: That's the
 5 construction code officials were being held hostage,
 6 right?

7 (Laughter.)

8 EXECUTIVE DIRECTOR GARCIA: Well, it
 9 was both. Let me tell you, it was like a tug of
 10 war, Dave.

11 At the end of the day, I mean Tom
 12 Shannon, he came through for us, and it took a lot
 13 of saying, all right, guys, the kids are not going
 14 to have a field to play on. The PAL football is
 15 going to be suffering. The girls softball program
 16 is going to be delayed.

17 And Leo and -- and I spoke to the
 18 mayor, and they all -- team work was admirable with
 19 us coming together and saying we have to get this
 20 done.

21 COMMISSIONER MELLO: I just wanted to
 22 point out that the city people were on board. It
 23 was the State people that were giving you a hard
 24 time --

25 EXECUTIVE DIRECTOR GARCIA: It was one

1 of those difficult processes, but we --

2 COMMISSIONER MELLO: -- I just know the
 3 city was trying to expedite it --

4 EXECUTIVE DIRECTOR GARCIA: Yes. We
 5 endured it, but we definitely got the goal
 6 accomplished of moving all of the paperwork and
 7 permits out of the way because it delays it.

8 I was very proud that they understood
 9 my argument with respect -- and I spoke to the
 10 Chairman about this -- with respect to getting the
 11 additional payment because we are at estimate number
 12 four right now, and we have not even issued them a
 13 payment yet. But as of next week, and as you see on
 14 the agenda, they will have that payment, which will
 15 cover PE-1 through 3. And then after that, you
 16 know, hopefully the city council and, Commissioner
 17 Mello, you could help me with making sure that that
 18 payment to finalize the one-third left because it is
 19 600,000, 250 from CDBG, and 350 from the city
 20 bond --

21 COMMISSIONER MELLO: I am confident
 22 that will pass.

23 EXECUTIVE DIRECTOR GARCIA: All right.
 24 Thank you.
 25 Any other questions for Ms. Foushee?

1 Thank you, Jackie, so much.

2 MS. FOUSHEE: Thank you.

3 EXECUTIVE DIRECTOR GARCIA: Just to
 4 note, we went through a quick punch list today, and
 5 we will have another punch list as far as the
 6 dugout, as far as with the landscaping, the tree
 7 scaping, the batting cages, the bleachers, the
 8 scoreboard, and there will be one more change order,
 9 the last one on the contractor side with respect to
 10 historic fill.

11 There was 20 tons. They originally
 12 anticipated 2000 tons, removing 2000 tons, and,
 13 Jackie, just to make sure I disclose it tonight from
 14 what I found out today, with respect to the
 15 additional with the contractor, there are
 16 additional that Jackie is negotiating right now on
 17 our behalf to mitigate those damages per se.

18 MS. FOUSHEE: Just off the top of my
 19 head, it will include the overrun on historic fill
 20 because it was an estimate.

21 It also included some of the
 22 foundations we encountered when we started to
 23 excavate the site, and some of the modifications
 24 required by the sewer authority, but as the Director
 25 pointed out, we are in the process negotiating, so I

1 would rather come to you with the bottom line
2 number.

3 COMMISSIONER GONZALEZ: That is for the
4 additional 20 tons?

5 EXECUTIVE DIRECTOR GARCIA: No. What
6 she just outlined was three areas. One, what the
7 North Hudson Sewage Authority had requested. There
8 was piping that we selected. The sewerage authority
9 said no, you have to use this kind of piping, and we
10 have to play by their rules and their mandates.

11 Number two: There was a foundation
12 uncovered under the field, a foundation for a home
13 that used to sit there, maybe back in the 1920s.
14 There was a foundation poured over on the southeast
15 side of Fourth Street, really interesting, like a
16 bunker almost like they were building a bunker, but
17 that goes back -- I guess there was a property there
18 before the 1940s when they built the Housing
19 Authority or they built the field.

20 That foundation was unforeseen. To
21 remove that, you can't -- there is no way you can do
22 a trench with a foundation present. You have to
23 burrow through that foundation or remove it, and
24 that is basically what happened.

25 MS. FOUSHEE: We didn't completely

1 remove it, just so you know, because it would have
2 cost much money --

3 EXECUTIVE DIRECTOR GARCIA: Correct.

4 MS. FOUSHEE: -- so we did some
5 redesign in order to work around it.

6 I should mention, everything as far as
7 the engineering is in that change order that you
8 have there, so there's nothing else we are coming
9 back about engineering. But, again, we wanted to
10 give you a final number, and the final number will
11 take into account that they did not construct when
12 the drawings were changed or just do our
13 modifications --

14 COMMISSIONER GONZALEZ: So you are
15 coming back to construction --

16 MS. FOUSHEE: Construction only, and
17 final.

18 COMMISSIONER GONZALEZ: -- construction
19 being the pipes and the foundation --

20 MS. FOUSHEE: Pipes and foundation and
21 the overrun --

22 EXECUTIVE DIRECTOR GARCIA: And the
23 overrun on the historic fill.

24 COMMISSIONER GONZALEZ: Then is there
25 is rough --

1 EXECUTIVE DIRECTOR GARCIA: Not right
2 now. We are looking at I think 39,000. However,
3 what is going to happen is there are deductions that
4 will be a trade-off on the basis of things that they
5 did not apply that were called for, so Jackie will
6 go over in detail exactly what that is.

7 COMMISSIONER GONZALEZ: Things that
8 they did --

9 EXECUTIVE DIRECTOR GARCIA: Give us an
10 example, Jackie.

11 MS. FOUSHEE: Things that we didn't
12 have to use to construct -- like there was a 12-inch
13 pipe that was proposed at 150 feet, and we didn't
14 use that. Instead we used two six-inch pipes. It
15 was the same length of the pipes, so I need to
16 deduct the things that were not used before I give
17 you the final number.

18 As I mentioned, I always negotiate when
19 we are closing out, so it might be two, three, or
20 \$5,000 off --

21 EXECUTIVE DIRECTOR GARCIA: Another
22 item, Commissioner, just to add, for instance, we
23 had originally put 10 trees on the landscaping side
24 of the -- that would be the northern east to west
25 side or west to east, and we will go with, instead

1 of 10 trees, five trees.

2 We did the measuring out today, so 10
3 trees would have been more than enough, so five
4 trees in the way that they will be stationed to have
5 more light and air, and the benches, we would have
6 them also reinstalled -- there were benches that
7 were removed from one side, and we are going to have
8 them installed on the northeast, on the northwest
9 north-south side, so that parents can just watch the
10 games from that side of the street as well, so that
11 will be a part of it.

12 So instead of purchasing 10 trees and
13 planting 10 trees, there will be five trees, which
14 is a savings. You know, each tree could run you
15 somewhere around 800 or \$900, so that is what we are
16 looking at.

17 COMMISSIONER GONZALEZ: The foundation
18 was from where, by home plate?

19 EXECUTIVE DIRECTOR GARCIA: If you
20 envision home plate to third base.

21 COMMISSIONER GONZALEZ: That is where
22 it was found?

23 EXECUTIVE DIRECTOR GARCIA:

24 Unbelievably. I mean, it was very interesting. I
25 thought it was a bunker at first, but it seems like

1 there was a home there, and they must have either
2 started to build for a home or basically that was
3 something there that was demolished.

4 We have great pictures on it. It was
5 history. It really was amazing. When you looked at
6 it, it was like, wow, what was here --

7 COMMISSIONER MELLO: Just a question or
8 two.

9 The trees, would you be able to plant
10 more the way they will be spaced down the line, if
11 you so chose?

12 EXECUTIVE DIRECTOR GARCIA: Yes.

13 COMMISSIONER MELLO: Then the other
14 question, since we are getting very close, it is
15 exciting that the kids are going to go on the field,
16 what is the procedure with, you know, all kids in
17 Hoboken?

18 Like when can everybody use it versus
19 just Housing Authority residents use it, because I
20 think we are one community. Sometimes we need to --
21 you know, what better place than a park or open
22 space to get kids playing with each other, no matter
23 where they live.

24 EXECUTIVE DIRECTOR GARCIA: Well, one
25 great thing -- actually three great things: We are

1 hosting the city's soccer instruction league, which
2 was historical, and last year we did it for the
3 first time and it was a huge success. There were so
4 many of our kids in the program, which was really
5 admirable and uplifting.

6 Secondly, we host the PAL run football
7 division, and then we are the home of the girls'
8 softball program.

9 The procedure currently now is we
10 channeled the schedule as far as going through the
11 recreation program first, so we can get the
12 recreational programs on the field.

13 We have Zog Sports, who normally they
14 use it from Monday through Thursday, 7 to 11. And
15 then we have basically, and that is what we use to
16 underwrite a lot of our resident services programs
17 because that is a revenue stream that we rely on.

18 Then you have non-for-profit schools
19 who can put in a request to use the field. There is
20 a permit request that goes through the Housing
21 Authority.

22 You also have, for instance, October
23 14th, we will be hosting a lacrosse clinic, you
24 know, for our kids, and it is a national team from
25 Brooklyn who is going to offer a free clinic to our

1 community to children all throughout the city and
2 the Housing Authority on lacrosse, so introducing
3 our kids to non-conventional sports that are
4 technically conventional.

5 And with respect to our families, at
6 any time, whenever there is downtime, as long as we
7 have proper supervision, which we have talked to the
8 Director of Recreation about, where maybe they could
9 assign city employees to supervise the field. Then
10 the parents can come in with their children and do,
11 let's say, catch, just play simple catch on the
12 field, you know, or a flag football game.

13 That is what we need to do for our
14 kids, but we need supervision there. Whether it's
15 having a parent there that we might pay on an hourly
16 basis, or whether it's the city giving us an
17 employee from recreation, we would like to do that.
18 That is the discussion we had, and I have gotten a
19 commitment.

20 Then we will know what time the field
21 will be available for downtime, and it's usually on
22 weekends during the day, so that is when it will be
23 available to our families.

24 COMMISSIONER MELLO: So it might be a
25 thing so as long as the city can get somebody from

1 the rec department there, then the field will be
2 open to --

3 EXECUTIVE DIRECTOR GARCIA: That would
4 be terrific. If we could have -- under our
5 insurance policy, we need supervision there. You
6 have to have it.

7 Now, after this investment that we are
8 making of \$900,000, you know, you want to make sure
9 that there are no damages or vandalism, because you
10 can't go on there with, you know, with spiked
11 cleats. You can't have sunflower seeds. You can't
12 have drinks. You can't have gum.

13 There is a lot of stuff you can't have
14 that will damage the field, so we want to make sure
15 it is protected, and we want to have this long-term
16 solution become, you know, an investment that is
17 completely protected for the years to come.

18 COMMISSIONER MELLO: But it doesn't
19 have to rise to the intensity of where the employee
20 would be supervising the play. They just have to be
21 able to check out if they are wearing the right
22 equipment --

23 EXECUTIVE DIRECTOR GARCIA: Enforcing
24 the rules, simple enforcing of the rules, and just
25 checking out and observing the area.

1 We thought about in the past, you know,
2 even if the city, which I am hopeful that they will
3 give me an employee from recreation according to
4 what we contemplated, that is my request. That is
5 kind of what we put in the shared services
6 agreement, that they would give us that employee.

7 If they don't, for whatever reason,
8 human resources is an issue. Then the other
9 opportunity that can arise is that one of our
10 residents who is a parent that is looking to work,
11 they can man that schedule.

12 COMMISSIONER MELLO: I think we can
13 work something out, because it would be a shame to
14 have the field go unused at any time when it should
15 be used.

16 EXECUTIVE DIRECTOR GARCIA: Thank you.

17 MR. DAGLIAN: We have a written
18 agreement that was drafted by myself and the city's
19 attorney, that coordinates all management of the
20 field in pretty decent detail.

21 COMMISSIONER MELLO: Right.

22 EXECUTIVE DIRECTOR GARCIA: Then the
23 maintenance, which I know Commissioner Gonzalez
24 asked in the finance committee, that is a
25 requirement of the city as well.

1 COMMISSIONER MELLO: But in terms of
2 access, as long as we get an employee or a volunteer
3 to do this --

4 EXECUTIVE DIRECTOR GARCIA: Yes,
5 because we can't leave it open --

6 COMMISSIONER MELLO: -- it is not a
7 restriction that you have to live in the Housing
8 Authority. We can have all of our kids in the
9 neighborhood who can play with each other on that
10 field as long as there is supervision.

11 EXECUTIVE DIRECTOR GARCIA: That would
12 be an ideal vision, and that is something that we
13 talked about in the past, because that's what we
14 want. We want integration. We want to invite other
15 families, but we want to always be mindful that in
16 the past, that our residents, if they are organizing
17 something with their children, that they have
18 preference, so that is always something that we made
19 clear --

20 COMMISSIONER MELLO: Of course.

21 EXECUTIVE DIRECTOR GARCIA: -- because
22 what happened in the past is the residents would
23 say, well, we want to just have it for our kids.
24 And if it's organized, that is part about it, it is
25 great to have it that way.

1 If it is just open play then, of
2 course, we want children who already played within
3 the soccer, baseball, football teams together,
4 basketball, we want them to come on to the Housing
5 Authority Mama Johnson Field and play there with the
6 other children. We want that integration. We
7 encourage it.

8 COMMISSIONER MELLO: Okay.

9 EXECUTIVE DIRECTOR GARCIA: Jackie,
10 thank you so much once again.

11 MS. FOUSHEE: You are welcome.

12 EXECUTIVE DIRECTOR GARCIA: I
13 appreciate the no charge.

14 (Laughter)

15 With that said, Chairman Stuiver, today
16 we had a fabulous, fabulous afternoon.

17 To start off with some good news before
18 I get into the reports, there are two other,
19 Chairman, two other folks that are here. One is
20 Matt Gilson from Gilson Software Solutions.

21 Where is Matt?

22 Okay, Matt.

23 I invited Matt to join us here tonight
24 to just share with you what we are working on with
25 the technology and the plans that I have for the

1 last month shared with you, and to elaborate on the
2 connectivity and the harnessing of this one
3 integrated system that will be hopefully our one
4 stop shop with the way we do business.

5 As you know, we are the first in the
6 country to do the "I recertify," where residents are
7 now getting acclimated to certify their paperwork.
8 Every year they are required to do that by law. Now
9 they are getting acclimated to do it via the kiosk,
10 which is an iPad, which walks them through in
11 different languages, which is a self-explanatory
12 process, and the occupancy clerk is there to assist
13 if there are any questions or if they get stuck or
14 something happens.

15 But I asked Matt to give us the big
16 picture of the integrated system that we are looking
17 at for the future with respect to the residents
18 being able to place their work orders online, open
19 up a ticket online from their iPhone, their Droid,
20 their iPad, at home from their PC. They will be
21 able to do this around the clock. He is going to
22 tie it into something spectacular, which is the IVR
23 and the answering service, which is for property
24 management.

25 Matt, please come up and share with the

1 Board what we are looking at.
 2 MR. GILSON: Good evening.
 3 Matt Gilson, Gilson Software Solutions.
 4 We started this project a year ago on
 5 the "I recertify." Hoboken Housing, I'm proud to
 6 say, was the first Housing Authority. We are now
 7 implementing it in San Francisco. San Francisco has
 8 moved on, and we will be offering next month
 9 recertifications of the web, which was originally
 10 the goal of HUD. HUD wanted to be able to do all of
 11 the recertifications on the web, so that is moving
 12 along.

13 But I did a couple surveys with some of
 14 the Housing Authorities across the country and found
 15 out, believe it or not, over 60 percent of the
 16 tenants in the Housing Authorities actually have
 17 smart phones.

18 We have found that people are not, you
 19 know, tenants are not actually going out and buying
 20 computers any more. They are using their cell
 21 phones.

22 As a result of that, we have now
 23 developed -- from the work order process, we were
 24 the first vendor out there to develop software for
 25 the maintenance stuff on the iPhone.

1 We have now developed on the web for
 2 the tenants to be able to enter those work orders
 3 through the web.

4 We also have the property management
 5 answering service that we have now tied in, so that
 6 when the tenants call the answering service, the
 7 answering service automatically enters the work
 8 order through the web directly to the on-call
 9 person's cell phone.

10 On top of that, we have an interactive
 11 voice response system, that when the tenant calls,
 12 they could go through an auto attendant and also
 13 enter a work order.

14 Our whole goal was to streamline and
 15 get rid of the paper and make the whole operation
 16 more efficient.

17 Now, you are going to have the
 18 capability of having a phone call to an answering
 19 service, through the web, and also the maintenance
 20 staff can actually enter work orders on the iPhone
 21 itself, so we have totally streamlined the whole
 22 process.

23 Now, when we look into the future, in
 24 the next year or so, we are putting out an Android
 25 and an iPhone out called iResident Services.

1 iResident Services, will be an application that any
 2 tenant can download, and from there they will be
 3 able to actually enter a work order or recertify it
 4 on their smart phone, so that is really the future
 5 of where the market is going.

6 There is only a handful of Housing
 7 Authorities across the country, including San
 8 Francisco, Hoboken, and Dayton, Ohio, Cincinnati,
 9 those are about the only Housing Authorities that
 10 are really out in the forefront of this technology.

11 EXECUTIVE DIRECTOR GARCIA: Thank you,
 12 Matt, and if any Commissioners have any questions
 13 for Matt.

14 One of the other beauties is that our
 15 maintenance personnel utilized the iPods to receive
 16 the work orders, which everything is synchronized in
 17 the morning. So when this gets implemented, they
 18 will take the iPod home with them, so the emergency
 19 resident persons, like Jimmy, who is here tonight
 20 with us, he will not only get the phone call, but he
 21 will have what the issue is on his iPod or iPhone.

22 It will tell him, you know, you have a
 23 backup, you got a faucet leaking. Whatever it may
 24 be, it will tell him, so beforehand he doesn't even
 25 have to go do the assessment. He actually goes

1 prepared. It might be a bigger job than what he
 2 expected, you know, but he has everything in hand,
 3 so it cuts down on the turn-around time and makes it
 4 faster, because now he is more equipped with more
 5 information. So that is one of the great parts
 6 about it as well in having this system in place.

7 Okay.

8 MR. GILSON: Any questions?

9 COMMISSIONER GONZALEZ: Yes, one
 10 question.

11 You said it was Cincinnati, Dayton and
 12 San Fran and us that --

13 MR. GILSON: Yes.

14 COMMISSIONER GONZALEZ: -- can you
 15 speculate why other Housing Authorities have not
 16 taken it up?

17 MR. GILSON: They are all looking at
 18 this possibility.

19 To be honest, my competitors quite have
 20 not gotten to the iPhone yet. So as I start
 21 offering it out to my existing clients, they are the
 22 ones who are picking it up sooner.

23 I started out with HQS on an iPad, and
 24 then went to the iPhone. My competitors have now,
 25 almost every single one of them, has HQS on an iPad

1 or a tablet of some form.
 2 The next thing they will follow with
 3 UPCS inspection for public housing, and I am going
 4 to guess by next year, most of them will be getting
 5 into this particular market.
 6 Anything else?
 7 EXECUTIVE DIRECTOR GARCIA: Thank you.
 8 Anything else, Chairman, or
 9 Commissioners?
 10 CHAIRMAN STUIVER: No.
 11 EXECUTIVE DIRECTOR GARCIA: Chairman,
 12 one more, just real quickly.
 13 I just wanted to acknowledge and have
 14 her come up. She wanted to speak to the Board at
 15 the last meeting, and I am very proud to have her
 16 here this evening with us, one of the founders and
 17 pioneers of the Hoboken Moms Helping Moms, Jackie
 18 McCormick, who is with us, and she wanted to share
 19 some of the stories and express her appreciation as
 20 well as we wanted to express our appreciation, as I
 21 know they served at least over probably 50 to 75
 22 residents.
 23 But here is Jackie McCormick.
 24 MS. MC CORMICK: Hi.
 25 I brought some basic information that I

1 would like to share.
 2 So I am representing all seven of the
 3 Hoboken Moms Helping Moms Group. The rest of them
 4 are home with their babies right now, but I wanted
 5 to give you a high level overview of what we do and
 6 then also just to say thank you to the Housing
 7 Authority and Carmelo and Luis for really helping us
 8 with this.
 9 The group started about a year and a
 10 half ago. We are all new mothers. Most of us live
 11 in Hoboken, but not all. We really started the
 12 group to help provide some really basic baby
 13 supplies to mothers in our community who were a
 14 little less fortunate or have trouble accessing
 15 babies' needs, like diapers, wipes, clothes, shoes,
 16 nursing supplies, all of the basics.
 17 So we started in one of the mother's
 18 carriages. We had four drives in her carriage,
 19 which eventually got so big, that we couldn't
 20 facilitate it any more. We couldn't cope with the
 21 volume of donations that we were receiving or the
 22 number of people that were showing up to collect, so
 23 the Housing Authority has very generously offered us
 24 some space.
 25 Our last two drives were at 211 Jackson

1 Street. They both served about 35 families that had
 2 a total of 50 children.
 3 So our process right now is we promote
 4 events about six weeks before we have the community
 5 drive, and we collect donations or accept drop-off
 6 donations from families in Hoboken and Jersey City.
 7 We have been also just completely
 8 overwhelmed with the generosity of families in
 9 Hoboken in the volume of what we get. And, again,
 10 the Housing Authority has been nice enough to give
 11 us a small storage space, where we can store the
 12 donations in advance of the drive.
 13 We sign what we call our clients up in
 14 advance of the drives, and we get a sense of their
 15 needs. Then we schedule them by times, so it is not
 16 too chaotic when you have 30 or 40 people show up at
 17 one time, so we schedule it out over a two-hour
 18 period. We let six or seven people in at one time,
 19 and we have a slew of volunteers who really help the
 20 mothers identify what they might need, and they go
 21 through all of the donations and they collect what
 22 they have.
 23 So our next drive is October 6th,
 24 which we are just starting to promote it right now.
 25 We started collecting donations last

1 week, and the storage space is already full, and our
 2 carriages are starting to fill up already, too, so I
 3 just wanted to give you a little bit about who we
 4 are, and then to thank you guys for supporting us
 5 and really helping us with it.
 6 If there are any questions, I will be
 7 more than willing to answer them.
 8 MR. LINCOLN: What time on the 6th?
 9 MS. MC CORMICK: It's from twelve to
 10 two.
 11 People can drop off in advance of that
 12 because we will be setting up for a couple hours
 13 ahead. If people want to sign up to come, they can
 14 call us, and we will give them an assigned time.
 15 As I said, we are trying to find out in
 16 advance what they may need, so that we can match
 17 donations with recipients, where possible.
 18 Diapers are our biggest need. I mean,
 19 the demand that we get for diapers and wipes is
 20 huge, so we are really going to try to get wipes
 21 more than anything else.
 22 We are going to have a booth at the
 23 Arts and Music Fair at the end of the month, and we
 24 are going to try to push for diaper donations that
 25 day in particular.

1 COMMISSIONER MELLO: Do you have a
 2 website or --
 3 MS. MC CORMICK: It is in development.
 4 We have a group of students that are developing it.
 5 We don't have it operating yet. We are kind of
 6 playing around with that --
 7 COMMISSIONER MELLO: Is there a number
 8 where somebody can call to get a list of items or
 9 something like that?
 10 MS. MC CORMICK: Absolutely.
 11 COMMISSIONER MELLO: Do they have to be
 12 brand new?
 13 MS. MC CORMICK: No. We like new or
 14 gently used.
 15 We have a set of guidelines that we
 16 share with people. We say, "If it is not something
 17 that you would give to a close family member or a
 18 close friend, then it is probably not something that
 19 you would want to pass on either."
 20 We do have a phone number. I can give
 21 it to you. I meant to bring business cards, but I
 22 didn't remember to. I came here straight from work.
 23 It is (908) 464-6534.
 24 Our email address is the whole
 25 HobokenMomsHelpingMoms@gmail.com. The website, I

1 hope will be up by our next drive, which will be
 2 late December or early January.
 3 COMMISSIONER GONZALEZ: What is the
 4 federal number --
 5 MS. MC CORMICK: I don't have it off
 6 the top of my head. I'm sorry.
 7 COMMISSIONER GONZALEZ: -- I was just
 8 curious --
 9 MS. MC CORMICK: The first page of it
 10 shows why we started to do it in the first place.
 11 COMMISSIONER MELLO: Do you do things
 12 beyond -- obviously, diapers and wipes are super
 13 important, but do you do things like starter books,
 14 things like that?
 15 MS. MC CORMICK: We do. We take toys
 16 and educational toys. We get a lot of demand for
 17 that. But what we are trying to do now is we found
 18 that providing material items is a short-term
 19 solution to a bigger problem, so what we are
 20 starting to do is partner with other service
 21 organizations in Hudson County, asking them to come
 22 to the drive with us, so we can connect the
 23 recipients with the services that they may not be
 24 aware of.
 25 So I think that providing items is just

1 providing that basic, basic need, but there are a
 2 lot of services that they may not be aware of, so
 3 this month in particular we are spending a lot of
 4 time reaching out to other organizations that
 5 provide different kinds of services and support, and
 6 really our goal will be that we will be that conduit
 7 to pull the people together. We do it from newborns
 8 up until three-year-olds.
 9 So, for example, this drive we actually
 10 have a local -- who provides that service for
 11 underprivileged, and she is bringing four clients,
 12 so we are starting to partner that way.
 13 There is another organization in Jersey
 14 City that also provides services to residents in
 15 Jersey City, and she is bringing two of her families
 16 as well, so we are starting to form those kind of
 17 longer partnerships rather than short-term.
 18 COMMISSIONER MELLO: Do you do like
 19 educational clinics?
 20 MS. MC CORMICK: We don't right now.
 21 We just had a strategy session, where
 22 we have all of these great ideas. We are seven
 23 mothers. Some of us work full time, and some are
 24 stay-at-home moms. We have 11 children, almost 12,
 25 between the seven of us, so we are looking for

1 volunteers.
 2 Once we go for the 501Z3, I think we
 3 will have more full time support to really develop
 4 those other services that we would like to provide.
 5 COMMISSIONER MELLO: That is good.
 6 EXECUTIVE DIRECTOR GARCIA: We are just
 7 very grateful, and we appreciate all of the
 8 volunteers' efforts by giving all of those resources
 9 to a lot of families.
 10 As far as the moms that come up to us,
 11 they really acknowledge that it was really useful,
 12 very resourceful, and so we appreciate you guys
 13 tremendously, and we will continue to support you
 14 Thank you.
 15 MS. MC CORMICK: Thank you.
 16 EXECUTIVE DIRECTOR GARCIA: So,
 17 Chairman, with that said, I have my report on the
 18 elevator.
 19 It will be completed here at 221
 20 Jackson by October 12th, according to the update, so
 21 the elevator at 221 Jackson will be completed by
 22 October 12th. It will be up and running again.
 23 We recently installed all of our new
 24 cameras in our elevators and in our lobbies, and I
 25 wanted to show you exactly what that looks like and

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1 what we are viewing in real time while Robert
2 uploads that.
3 We replaced a few more hot water
4 heaters.
5 We are doing the floors over in Monroe
6 Gardens community room and the lobby over there.
7 We also have an event, September 15th,
8 at Harrison Gardens. We are looking for volunteers
9 in a community planting event, so I encourage and
10 welcome all of you to be there at 10 o'clock in the
11 morning.
12 We also have -- the Hoboken University
13 Medical Center is hosting an educational event on
14 stroke awareness for all HHA seniors.
15 We had an excellent Mitzvah Day that I
16 will let the Chairman elaborate on.
17 We had a school choice forum with
18 DaVinci Charter School. Actually they were helping
19 out in the Mitzvah Day, and there is another event
20 they will be working on.
21 We have Residents Appreciation Day,
22 which will be October 9th, in conjunction with
23 that -- excuse me -- in conjunction with our ribbon
24 cutting ceremony for the Mama Johnson Field.
25 I wanted to share with you, I believe

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1 it was Commissioner Lincoln or Commissioner Mello
2 who asked about the debt leveraging bond.
3 We did extract a part, an addendum to
4 the contract. The bonds outstanding, the interest
5 rate now is 4.41 percent. The current balance
6 outstanding is \$8 million, with principal and
7 interest payments due semi-annually until November
8 of 2025.
9 That was the bond that I shared with I
10 believe Commissioner Lincoln. We were discussing
11 this on the capital funds how automatically they
12 deduct \$814,000 off the top of our capital fund
13 allotment once it is awarded to us.
14 As I stated, we will show you now
15 pictures. Commissioners, this is real time, so
16 nobody can't say that the elevator cameras are not
17 working. That is real time right now.
18 Somebody just exited there.
19 This is in front of the building right
20 now.
21 So each elevator has a camera that is
22 vandal proof --
23 (Laughter)
24 -- a vandal proof camera, absolutely.
25 There was one piece of footage here

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1 that I don't think we brought, which was the young
2 boy that we caught, which really was upsetting.
3 As soon as the cameras went up, we
4 already caught a young boy about 11 years old. We
5 will withhold the name, but I can tell you it was
6 unfortunate. It was a disgrace. It was
7 embarrassing and very hurtful that he stood in front
8 of the building of 321 Harrison and just went to the
9 bathroom.
10 So what I, and many of you know, there
11 is a zero tolerance policy that we have. My
12 attitude is, you know, we have to make sure we go
13 after all actors because behavior is learned, and
14 that is why we were so anal truly about the adults
15 not doing this and really going after them, and
16 prosecuting them fiercely because it is a shame when
17 a little boy of 11 years old in broad daylight just
18 decides to turn around in front of that entrance
19 door and urinate.
20 COMMISSIONER GONZALEZ: What is the
21 consequence for that?
22 EXECUTIVE DIRECTOR GARCIA: All I can
23 say is that we are looking to -- unfortunately, I
24 spoke to -- we opened up a complaint. The manager
25 signed a complaint with the police department.

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1 MR. DAGLIAN: You can file a juvenile
2 complaint. It is a violation of an ordinance, but
3 it still goes to juvenile court in Jersey City.
4 COMMISSIONER GONZALEZ: No, but if it's
5 an adult --
6 MR. DAGLIAN: If it is an adult, then
7 it would be a criminal complaint that would be
8 signed in Hoboken and handled in Hoboken Municipal
9 Court.
10 COMMISSIONER GONZALEZ: But it's just
11 more like what -- public --
12 MR. DAGLIAN: It all depends. There
13 are two types. There's public urination that is
14 illegal, and public exposure, nakedness is illegal,
15 and then if it gets to a higher level, if it was the
16 intent to expose himself for gratification, then
17 it's lewdness, and that's prison.
18 COMMISSIONER GONZALEZ: A misdemeanor
19 is urination --
20 MR. DAGLIAN: Yes. Those are ordinance
21 violations handled in Hoboken Municipal Court.
22 COMMISSIONER GONZALEZ: You can't evict
23 them based on that --
24 MR. DAGLIAN: Yes, you could. Sure,
25 you could.

1 EXECUTIVE DIRECTOR GARCIA: Yes, we
2 can.

3 MR. DAGLIAN: There is a clause in
4 everybody's lease that says you cannot take any
5 action that interferes with the peaceful enjoyment
6 of other persons in their premises, so therefore,
7 doing that interferes with other tenants, so they
8 absolutely could be evicted.

9 EXECUTIVE DIRECTOR GARCIA: I would
10 like to say, Commissioners, the PD is on board with
11 us attempting to make an example of this situation,
12 so that if it is community service that they give
13 them, if it's community service, you know, for
14 whatever period of time, you know, it is clearly
15 stated and resonates that we can't tolerate that.

16 The other thing that I will share with
17 you is that the cameras in the elevator have
18 deterred them, and you can see them look up. You
19 can see they deferred them from trying to do
20 anything silly to vandalize inside the elevator,
21 whether it's graffiti, vandalism or ripping down the
22 handrail, whatever it may be.

23 Then it is connected where it goes from
24 the elevator, from the lobby to the elevator to the
25 outside, so you can see the traffic. You can make

1 the connection, the pattern, if anybody is up to no
2 good.

3 Somebody has already been caught. The
4 narcotics division has made six arrests. There were
5 two in particular who they arrested, one young man
6 with 70 bags of heroin, and the other one was
7 arrested with, you know, 20 bags. So the blessing
8 is that -- and they are not residents. They do not
9 live in our properties, so this is very effective.
10 It is a deterrent to these individuals, who are
11 trying to traffic our buildings to make the sale or
12 to do something inappropriate or stupid.

13 COMMISSIONER GONZALEZ: This is how the
14 cameras are --

15 EXECUTIVE DIRECTOR GARCIA: Yes, that's
16 how they are.

17 COMMISSIONER GONZALEZ: They can't
18 scratch them up?

19 EXECUTIVE DIRECTOR GARCIA: No. They
20 are vandal proof, and we will catch them.

21 So with that, go to the next slide. I
22 just wanted to share with you -- Robert, the next
23 one with the hallway pictures.

24 VICE CHAIR DAVIS: But it only has that
25 angle?

1 EXECUTIVE DIRECTOR GARCIA: That is the
2 only angle, right.

3 They can move the lens and have them
4 take the front piece of the camera out to move the
5 lens down.

6 The angle is catching them, because you
7 want them when they are coming in, so you have a
8 clear --

9 VICE CHAIR DAVIS: If they urinate in
10 the back, you can't catch them.

11 EXECUTIVE DIRECTOR GARCIA: If they
12 were here right under, you can see.

13 COMMISSIONER GONZALEZ: If they were
14 standing right under here, is what you are saying?

15 VICE CHAIR DAVIS: No, talking about
16 the back end.

17 (All Commissioners talking among
18 themselves.)

19 EXECUTIVE DIRECTOR GARCIA: All right.

20 I shared with you guys some more
21 photos. I was hoping to put them on the slides, but
22 anyway, you see the cameras.

23 On top of that, you see that we also
24 have been painting all of the lobbies, the entrance
25 ways that a lot of residents have been raving about.

1 I have given you the pictures as we have gone with
2 new colors, and we installed the panels up at
3 Christopher Columbus Gardens. I know Commissioner
4 Davis was happy about that.

5 We also installed toddler toy panels in
6 the rock climbing park over at Andrew Jackson
7 Gardens.

8 COMMISSIONER GONZALEZ: What panels?

9 EXECUTIVE DIRECTOR GARCIA: These are
10 toddler toy panels, you know, like tic-tac-toe, the
11 racing wheels --

12 COMMISSIONER GONZALEZ: That was in the
13 picture --

14 EXECUTIVE DIRECTOR GARCIA: That's
15 correct, yes.

16 VICE CHAIR DAVIS: There are still more
17 horsies to come?

18 EXECUTIVE DIRECTOR GARCIA: Yes. There
19 are still more horsies to come.

20 (Laughter)

21 With that said, Commissioners, now I
22 will just quickly run down the resolutions.

23 The first -- yes, Chairman?

24 CHAIRMAN STUIVER: Wait. Just one
25 other announcement I wanted to make.

1 EXECUTIVE DIRECTOR GARCIA: Yes,
2 Chairman.

3 CHAIRMAN STUIVER: On the topic, since
4 we had a discussion earlier on the automation of
5 recertification, Vice Chair Davis and I had a very
6 nice meeting about a month ago --

7 VICE CHAIR DAVIS: Yes.

8 CHAIRMAN STUIVER: -- we had a meeting
9 with Transportation Director, Ian Sacs, Parking
10 Director, Ian Sacs, of the City of Hoboken about a
11 month ago. He proposed a very interesting, and I
12 think advantageous idea for the Housing Authority,
13 where we would essentially be able to automate the
14 way residents can apply for a parking permit through
15 the city website.

16 We would basically be piggybacking on
17 the city website, so we are going to work with him
18 to set up a system, where in the Housing Authority,
19 you can apply for a parking permit, and you can just
20 go online, and it will work with HOPES, too, to iron
21 out the system and show people how it's done. But
22 it will make it simpler and easier to streamline the
23 process for people to come and apply for a parking
24 permit through the city -- basically through the
25 City of Hoboken's website.

1 That is it.

2 VICE CHAIR DAVIS: Can I add to that?

3 They wouldn't be adding any parking
4 meters all down Harrison Street to charge you for,
5 so that is supposed to be the rumor, but that
6 wouldn't be true.

7 CHAIRMAN STUIVER: Yes. The service
8 will be completely free.

9 EXECUTIVE DIRECTOR GARCIA: That gets a
10 big yea.

11 (Laughter)

12 Thank you, Mr. Chairman, and Vice
13 Chair.

14 With that, and that will be very easily
15 accessible with respect to the URL on the website.

16 Even though we are automating a lot of
17 our services, I want the residents to be mindful
18 that we will not eliminate the manual process for
19 the residents who are not tech savvy or utilizing
20 their Droids or iPhones or iPads or even wish to get
21 online to do anything.

22 So you can still go to the managers,
23 you can still go to the occupancy clerk and get
24 assistance from them on any queries you have, any
25 particular inquiry, you can get from them.

1 Mr. Chairman, I almost -- I would be
2 remiss, and I want to thank the folks who helped out
3 today. We had Tyshawn Taylor from the Brooklyn Nets
4 down here. I mean that was spectacular.

5 Tyshawn made a commitment to us that he
6 would never forget his roots and that he would
7 definitely come back and give to the kids of this
8 community.

9 Tyshawn Taylor, for those of you who
10 don't know, he is now a Brooklyn Net. He is a
11 professional NBA player, and he grew up at 560
12 Marshall Drive.

13 (Applause)

14 That is right. Be proud of that,
15 absolutely.

16 Tyshawn came back and today the
17 Brooklyn Nets and Tyshawn gave away 250 backpacks,
18 36 Xbox games that were raffled. There were
19 notebooks and pens. Oh, man, it was just amazing.

20 It was 540 Marshall Drive,
21 Commissioners, that he grew up in. So for those of
22 you who live in 540, you could be even prouder,
23 right?

24 So anyway, he came back to the
25 community. It was a beautiful event, and the kids

1 and families were really happy about his presence.
2 He was doing autographs and pictures, so we are very
3 proud of him, and he will continue to come back.

4 One of the things that we said, and Jim
5 Stuiver had actually acknowledged the fact that one
6 of the things that we are doing next summer, is we
7 are renaming our summer youth basketball league to
8 the "Tyshawn Taylor Classics." Yeah. "Tyshawn
9 Taylor Classics." He was deeply moved by that, and
10 a plaque was presented to him on behalf of the Board
11 of Commissioners as well.

12 So, Commissioners, the four resolutions
13 on Item A, we have the electricity sales agreement,
14 which our contract has expired with Con Edison. We
15 went and negotiated with all three vendors of
16 electricity, which were Con Edison, Hess and UGI.

17 Emil was going back and forth with
18 them. Finally we got them to a point where Con
19 Edison was .791, and Hess was .0792.

20 So what does that mean?

21 What does that equate to?

22 As I shared in the financial committee,
23 and Commissioner Gonzalez quickly did the math,
24 which was pretty impressive, and it is a
25 hundred-thousand dollars roughly, if not a little

1 bit more in savings. That is what it is for the
2 Housing Authority.
3 And as the financial chair,
4 Commissioner, one of the things I have to ask you to
5 mention because we rely on him since he has a lot of
6 expertise in the area of the futures, but we get an
7 inside scoop from Commissioner Gonzalez in that
8 area.

9 When you reviewed the proposals on the
10 three, what was your feeling?

11 COMMISSIONER GONZALEZ: Yes. With this
12 one, it is a hundred-ten-thousand that we will be
13 saving.

14 EXECUTIVE DIRECTOR GARCIA: So I was
15 off by ten.

16 COMMISSIONER GONZALEZ: That was a lot.
17 (Laughter.)

18 COMMISSIONER GONZALEZ: This definitely
19 is the best proportional, and in terms of where we
20 spoke about the gas, for us keeping the floating
21 rate, it seems to be preferable, because what Hess
22 would be charging us in a fixed rate is way above
23 kind of what the expected price will be.

24 EXECUTIVE DIRECTOR GARCIA: Well, we
25 appreciate getting some insight.

1 Again, one of the things you have to
2 understand, we normally, if you watch the market and
3 you know how the economy is, we are very concerned
4 with where we are.

5 As a matter of fact, one of the things,
6 Chairman, that I received with respect to PHADA,
7 which is our organization that represents the
8 Executive Directors throughout the country, is
9 that -- and I will read this to you:

10 Public Housing advocates have pressed
11 lawmakers to restore 750 million to operations in
12 the continuing resolution that will keep the
13 government running through the first quarter of
14 2013. The 750 million fiscal crunch resulted when
15 Congress allowed HUD to divert the money to the
16 other needs.

17 We will face an operating financial
18 crunch in the months ahead. As a result, the
19 department will begin front loading operating
20 subsidies into PHA accounts to avert severe cuts and
21 service rate hikes. Right now we are dealing with
22 sequestration, where Congress is looking to
23 sequester funds.

24 It is a very serious situation, and we
25 are hopeful that in our advocacy with all of these

1 national organizations that we continue to fight
2 with our legislators to, you know, really preserve
3 the funding that HUD is receiving, where we were
4 anticipating a 92 percent proration in our operating
5 formula, right now we are looking at a 90 percent
6 proration, so we are looking at ways. Again, that
7 hundred-thousand dollars comes very much handy for
8 the Housing Authority when in Congress and HUD we
9 are continuously facing cuts.

10 Item number two: We received one bid,
11 which was Abbott Contracting Company for our
12 upcoming new water, splash and spray park at Andrew
13 Jackson Gardens. We will be looking to start
14 construction in October, and the park will be done
15 by Memorial Day, May -- late May. So hopefully by
16 June, we will be having a ribbon cutting on the new
17 splash and spray park, and the bidder was Abbott
18 Contracting, who came in, and their rates, which was
19 interesting, there was an alternative, what we call
20 an alternative on the equipment. We had the State
21 pricing, and their rates were \$20,000 lower than the
22 State pricing, which was pretty interesting. So the
23 total cost on that project is about \$211,000 -- I'm
24 sorry -- 215,750. I'm sorry.

25 Thank you.

1 Item C: We are looking to -- for every
2 audit, you have to ensure that there is a resolution
3 as a further request of HUD on the vacated tenants
4 accounts receivables.

5 What does this mean?

6 These are accounts that we inherited
7 that basically are either in collection, but it is a
8 formality to have them written off, so that it
9 becomes a zero on your books the following year.

10 And if anybody has questions, Emil can
11 elaborate on how does that take effect.

12 What we do know is that HUD requires
13 that you put the exact amount, which is on the
14 resolution, in order to show what you are vacating
15 in those tenant account receivables.

16 Lastly, it is the Remington and Vernick
17 resolution to increase the ceiling to cover
18 basically all of the latest amendments, provisions,
19 and all of the meetings that they have been working
20 on with the LSRP, with the historic fill, with the
21 North Hudson Sewerage Authority, and the City of
22 Hoboken and its Construction Code Office.

23 Mr. Chairman, that is all my business
24 at hand.

25 CHAIRMAN STUIVER: So on these agenda

1 items, we have a couple of people who signed up to
2 speak. The first person is Patricia Waiters
3 SISTER TERESA: The other lady said
4 that I can speak first because I have about three
5 issues.

6 CHAIRMAN STUIVER: What is your name?

7 SISTER TERESA: Sister Teresa.

8 EXECUTIVE DIRECTOR GARCIA: Can you
9 pull the microphone down, please?

10 SISTER TERESA: My name is Sister
11 Teresa Calviello. I live in this building.

12 I am very happy that you are providing
13 the cameras for the buildings. I would hope that
14 eventually this building will have one also when you
15 see the need for it.

16 But I think that we are having the need
17 today, because there are many things -- first of
18 all, my first issue was that nobody understood why
19 the two things that we had for years, the strings
20 that told -- you know, if you fell down, something
21 would happen outside, and somebody would know that
22 you fell down.

23 Now, a couple of them -- about a month
24 ago --

25 CHAIRMAN STUIVER: I'm sorry to

1 elevators, as much as you try to fix them, they are
2 sometimes very shaky. One or two floors, you shake
3 until -- and then the second part is that there are
4 phones in the elevators, but the phones do not
5 function. So what would be the point of having --
6 it says "phone," but it doesn't function, so if
7 somebody is caught in the elevator, and you don't
8 have a cell phone, you are stuck.

9 Okay. So much for that.

10 So anyway, I think that is all that I
11 have to say, but I appreciate all that you are
12 trying to do for us, and I know the whole system is
13 tremendous. But these are some concerns that I have
14 and maybe other residents have also, but I won't
15 take any more time because my friend let me go
16 first.

17 Thank you very kindly.

18 I would hope that something will come
19 from what our concerns are, and we appreciate what
20 you are trying to do for us.

21 Thank you.

22 CHAIRMAN STUIVER: Thank you very much,
23 Sister Teresa. We will definitely look at all of
24 the items.

25 I would just like to remind everybody

1 interrupt, Sister, but are those items that you are
2 going to talk about specific to the agenda, to the
3 action items?

4 Because we have a separate public
5 portion, after the main part of the meeting, which
6 this sounds like this might be more relevant to.

7 SISTER TERESA: But we didn't
8 understand why they were removed. So they were
9 removed, and the wires were cut. But now, we don't
10 have any protection.

11 I just wanted to make that statement.
12 You had reasons for what you did, but some of the
13 tenants were upset -- but anyway, I am just giving
14 you some highlights.

15 CHAIRMAN STUIVER: Thank you.

16 SISTER TERESA: That is one of them.

17 The second one is that some tenants are
18 leaving that second door open during the day. It is
19 very dangerous. We have a key to get in. They
20 worked very hard to fix that lock. It is fixed now.
21 Somebody is leaving that door open. I don't know
22 what tenants are doing that. It is very dangerous
23 because we have a lot of strangers in the building,
24 and that is one of the concerns.

25 The third thing is that in the

1 else, Ms. Waiters, and anybody else who signed up,
2 when you speak, please keep it specific to the
3 action items.

4 If you have any general comments, there
5 will be a separate portion later.

6 MS. WAITERS: I tried to explain it to
7 her. I know that, but --

8 CHAIRMAN STUIVER: Okay, no problem.
9 Thank you.

10 MS. WAITERS: Agenda item two, being
11 that you didn't vote, approval of the September
12 contractual for the bills, that bill also includes
13 the contract for Mr. Daglian, our attorney, or was
14 that voted on at the last meeting, or was it tabled?

15 I don't recollect. I have so many
16 things going on.

17 For the September 1st contract,
18 remember that we tabled that?

19 I came actually thinking it would be on
20 this new agenda --

21 CHAIRMAN STUIVER: The attorney
22 contract, it was re -- it is being rebid --

23 MS. WAITERS: Going to be rebid?

24 CHAIRMAN STUIVER: -- yes.

25 MS. WAITERS: So it is open.

1 So will he be able to put his bid in --
 2 CHAIRMAN STUIVER: This is --
 3 MS. WAITERS: -- on the last agenda I
 4 have, it was September 1st you were going to vote on
 5 his contract. Remember? I don't know if that is
 6 part of --
 7 CHAIRMAN STUIVER: You are talking
 8 about from the August meeting --
 9 MS. WAITERS: Yes. Remember the last
 10 meeting? I don't remember the date.
 11 CHAIRMAN STUIVER: August 15th.
 12 MS. WAITERS: It was voted, but I don't
 13 know if it was voted to table it or move it or put
 14 it out to bid.
 15 CHAIRMAN STUIVER: No. We did not
 16 accept the bid, and we -- it is being rebid --
 17 MS. WAITERS: That is --
 18 CHAIRMAN STUIVER: -- it's being
 19 rebid --
 20 MS. WAITERS: -- it is part of the
 21 expenses, like one of the contracts --
 22 COMMISSIONER GONZALEZ: Are you asking
 23 if he got paid this past month?
 24 He is on the list of bills. He got
 25 paid.

1 (Laughter)
 2 MS. WAITERS: No. But what I am saying
 3 to you, is it part of your contract expenses --
 4 MR. DAGLIAN: No, no. They rejected
 5 all of the bids, and they are readvertising the bid
 6 for general counsel, and it will either be on next
 7 month or the month after, but it is not an agenda
 8 item.
 9 CHAIRMAN STUIVER: It is not an agenda
 10 item tonight.
 11 MS. WAITERS: I got confused.
 12 See, where it says contract for
 13 expenses and the bill for September, it specifically
 14 states September, and his was September --
 15 EXECUTIVE DIRECTOR GARCIA: Pat, and
 16 that is relevant, what it is, by default, okay, he
 17 is still with the HHA as the legal representative
 18 for us, so that is his monthly cost, the \$5,000 --
 19 MS. WAITERS: So just disregard it
 20 because it says September bills --
 21 EXECUTIVE DIRECTOR GARCIA: -- it
 22 continues on and goes month to month.
 23 MS. WAITERS: Thank you so much. That
 24 is what I was concerned about.
 25 Thank you, Commissioner Chair.

1 CHAIRMAN STUIVER: Thank you.
 2 Arlette Braxton?
 3 MS. BRAXTON: Nothing.
 4 It's for the public portion, not this
 5 part.
 6 CHAIRMAN STUIVER: Michael Ferrara.
 7 MR. FERRARA: Yeah.
 8 How are you doing?
 9 Listen, I have a complaint. It is very
 10 simple. The string alarms are broken, basically
 11 replaced.
 12 They took the chairs and they took the
 13 table away in the lobby of Fox Hill, where I live.
 14 I would like to see the tables and the chairs coming
 15 back for the security guard --
 16 CHAIRMAN STUIVER: Mr. Ferrara, I'm
 17 sorry to interrupt, but is this pertinent to any of
 18 the action items --
 19 MR. FERRARA: She was just talking
 20 about it, the lady with the hat on her head. I am
 21 just repeating it for Fox Hills, that the table and
 22 chair at Fox Hill is not there for the security
 23 guard or for anybody to sit down.
 24 We need a small table for the laundry
 25 room, and we need a table for the bathroom --

1 CHAIRMAN STUIVER: Mr. Ferrara, we are
 2 taking action tonight on entering into an
 3 electricity sales agreement --
 4 MR. FERRARA: I don't know about that.
 5 CHAIRMAN STUIVER: -- for the splash
 6 and spray park --
 7 VICE CHAIR DAVIS: Wait until after.
 8 MR. FERRARA: -- I want to get it done,
 9 though.
 10 CHAIRMAN STUIVER: Fair enough.
 11 MR. FERRARA: I just want to get it
 12 done, because I live in Fox Hills, like the lady was
 13 talking about. I don't know about the other stuff,
 14 you know, but I know they took the table and the
 15 chair away in the lobby. They took the table away,
 16 and they took the table in the laundry room, and you
 17 don't have a table to put your belongings on in the
 18 bathroom.
 19 That is all I wanted to say. That's
 20 all.
 21 CHAIRMAN STUIVER: Thank you.
 22 Then somebody signed up just with the
 23 letter "N," but I assume they changed their mind
 24 about --
 25 MR. DAGLIAN: They changed their mind,

<p style="text-align: center;">70</p> <p>1 and they signed the other one.</p> <p>2 CHAIRMAN STUIVER: -- oh, they signed</p> <p>3 the other one.</p> <p>4 Yes, Director?</p> <p>5 EXECUTIVE DIRECTOR GARCIA: Mr.</p> <p>6 Chairman, just real quickly for the Commissioners</p> <p>7 just to kind of shed some clarity and some light on</p> <p>8 that issue.</p> <p>9 REAC is the one that really doesn't</p> <p>10 want us to have those emergency alarm pull stations</p> <p>11 because they really are aged, obsolescent, and they</p> <p>12 are so old, that really there is no way for us to</p> <p>13 bring them back into full service.</p> <p>14 You have to have a hundred percent of</p> <p>15 those working. So what we are recommending, and</p> <p>16 Luis is looking into this, is if you see the</p> <p>17 commercials on TV, Sister, we are working with a</p> <p>18 broker right now, where you can get the necklace</p> <p>19 that goes around, the emergency button necklace, or</p> <p>20 there is another one that we are looking into that</p> <p>21 is an emergency alarm system, that the person would</p> <p>22 wear either a bracelet or a necklace that they could</p> <p>23 press, if they were to fall or something happened.</p> <p>24 With the pull station, the problem was</p> <p>25 that they are so aged, 50 percent, 25 percent, and</p>	<p style="text-align: center;">72</p> <p>1 COMMISSIONER MELLO: I'm sorry.</p> <p>2 I will have to leave in a few minutes,</p> <p>3 so I am wondering if you could call the votes.</p> <p>4 EXECUTIVE DIRECTOR GARCIA: Absolutely.</p> <p>5 Okay.</p> <p>6 Mr. Chairman?</p> <p>7 CHAIRMAN STUIVER: Resolution No.</p> <p>8 2012-09.2, Resolution Approving the Executive</p> <p>9 Director to Enter into an Electricity Sales</p> <p>10 Agreement Supplying Energy to all Amps.</p> <p>11 COMMISSIONER GONZALEZ: Motion.</p> <p>12 COMMISSIONER RODRIGUEZ: Second.</p> <p>13 CHAIRMAN STUIVER: Motion and a second</p> <p>14 Director, would you like to call the</p> <p>15 vote?</p> <p>16 EXECUTIVE DIRECTOR GARCIA: On the</p> <p>17 roll call: Commissioner Lincoln?</p> <p>18 COMMISSIONER LINCOLN: Yes.</p> <p>19 EXECUTIVE DIRECTOR GARCIA:</p> <p>20 Commissioner Mello?</p> <p>21 COMMISSIONER MELLO: Yes.</p> <p>22 EXECUTIVE DIRECTOR GARCIA:</p> <p>23 Commissioner Burrell?</p> <p>24 COMMISSIONER BURRELL: Yes.</p> <p>25 EXECUTIVE DIRECTOR GARCIA:</p>
<p style="text-align: center;">71</p> <p>1 the people that maintain them in good condition</p> <p>2 really, some of them were working and others weren't</p> <p>3 working, so REAC, which is the standard, the Real</p> <p>4 Estate Assessment Center for HUD, told us that we</p> <p>5 had to cap those because it is either all of them</p> <p>6 are working or none, so we had to cap those. That</p> <p>7 is why we did that in Fox Hill, Adams and Monroe.</p> <p>8 But what we are looking at right now,</p> <p>9 and Luis is working and reaching out doing research</p> <p>10 with some of our partnerships in the near future, to</p> <p>11 provide every senior the opportunity with -- I</p> <p>12 forget the exact name -- but you see the commercials</p> <p>13 on TV --</p> <p>14 A VOICE: Life Alert.</p> <p>15 EXECUTIVE DIRECTOR GARCIA: -- Life</p> <p>16 Alert. Thank you so much.</p> <p>17 Life Alert, that is what we are looking</p> <p>18 to hopefully get for our seniors, the Life Alert.</p> <p>19 Thank you so much. Just to answer that question.</p> <p>20 With respect to the table and chair in</p> <p>21 the lobby, Chairman, and Commissioners, it was</p> <p>22 requested by the residents of the building that it</p> <p>23 be removed because it was a major hangout, and the</p> <p>24 security guard has his table and chair.</p> <p>25 Yes?</p>	<p style="text-align: center;">73</p> <p>1 Commissioner Gonzalez?</p> <p>2 COMMISSIONER GONZALEZ: Yes.</p> <p>3 EXECUTIVE DIRECTOR GARCIA:</p> <p>4 Commissioner Rodriguez?</p> <p>5 COMMISSIONER RODRIGUEZ: Yes.</p> <p>6 EXECUTIVE DIRECTOR GARCIA: Vice Chair</p> <p>7 Davis?</p> <p>8 VICE CHAIR DAVIS: Yes.</p> <p>9 EXECUTIVE DIRECTOR GARCIA: Chairman</p> <p>10 Stuver?</p> <p>11 CHAIRMAN STUIVER: Yes.</p> <p>12 Resolution 2012-09.3, Authorization of</p> <p>13 Award of Contract for the New Water Splash and Spray</p> <p>14 Park at Andrew Jackson Gardens to Abbott Contracting</p> <p>15 Company, Inc.</p> <p>16 Is there a motion?</p> <p>17 COMMISSIONER RODRIGUEZ: Motion.</p> <p>18 COMMISSIONER MELLO: Second.</p> <p>19 EXECUTIVE DIRECTOR GARCIA: Great.</p> <p>20 You got that, Phyllis?</p> <p>21 THE REPORTER: Yes.</p> <p>22 EXECUTIVE DIRECTOR GARCIA: Awesome.</p> <p>23 On the roll call: Commissioner</p> <p>24 Lincoln?</p> <p>25 COMMISSIONER LINCOLN: Yes.</p>

<p style="text-align: right;">74</p> <p>1 EXECUTIVE DIRECTOR GARCIA: 2 Commissioner Mello? 3 COMMISSIONER MELLO: Yes. 4 EXECUTIVE DIRECTOR GARCIA: 5 Commissioner Burrell? 6 COMMISSIONER BURRELL: Yes. 7 EXECUTIVE DIRECTOR GARCIA: 8 Commissioner Gonzalez? 9 COMMISSIONER GONZALEZ: Yes. 10 EXECUTIVE DIRECTOR GARCIA: 11 Commissioner Rodriguez? 12 COMMISSIONER RODRIGUEZ: Yes. 13 EXECUTIVE DIRECTOR GARCIA: Vice Chair 14 Davis? 15 VICE CHAIR DAVIS: I don't know because 16 I didn't hear about CCG -- but, yes. 17 (Laughter) 18 EXECUTIVE DIRECTOR GARCIA: Chairman 19 Stuiver? 20 CHAIRMAN STUIVER: Yes. 21 Resolution No. 2012-09.4, Approving a 22 resolution to write off vacated tenants accounts 23 receivable in the amount of \$116,298 for the fiscal 24 year ending September 2011. 25 COMMISSIONER GONZALEZ: Motion.</p>	<p style="text-align: right;">76</p> <p>1 COMMISSIONER GONZALEZ: What's 2 Remington -- 3 EXECUTIVE DIRECTOR GARCIA: That's 4 2012-9.5. 5 CHAIRMAN STUIVER: Resolution 6 2012-09.5, a resolution to increase the amount of 7 engineering fees allowed under the special 8 engineering contract for the Mama Johnson Field 9 between the Hoboken Housing Authority and Remington, 10 Vernick & Arango Engineering Firm. 11 COMMISSIONER RODRIGUEZ: Motion. 12 VICE CHAIR DAVIS: Second. 13 EXECUTIVE DIRECTOR GARCIA: On the roll 14 call: Commissioner Lincoln? 15 COMMISSIONER LINCOLN: Yes. 16 EXECUTIVE DIRECTOR GARCIA: 17 Commissioner Mello? 18 COMMISSIONER MELLO: Yes. 19 EXECUTIVE DIRECTOR GARCIA: 20 Commissioner Burrell? 21 COMMISSIONER BURRELL: Yes. 22 EXECUTIVE DIRECTOR GARCIA: 23 Commissioner Gonzalez? 24 COMMISSIONER GONZALEZ: Yes. 25 EXECUTIVE DIRECTOR GARCIA:</p>
<p style="text-align: right;">75</p> <p>1 COMMISSIONER RODRIGUEZ: Second. 2 COMMISSIONER MELLO: Second. 3 EXECUTIVE DIRECTOR GARCIA: Phyllis? 4 THE REPORTER: Yes. 5 EXECUTIVE DIRECTOR GARCIA: On the 6 roll call: Commissioner Lincoln? 7 COMMISSIONER LINCOLN: Yes. 8 EXECUTIVE DIRECTOR GARCIA: 9 Commissioner Mello? 10 COMMISSIONER MELLO: Yes. 11 EXECUTIVE DIRECTOR GARCIA: 12 Commissioner Burrell? 13 COMMISSIONER BURRELL: Yes. 14 EXECUTIVE DIRECTOR GARCIA: 15 Commissioner Gonzalez? 16 COMMISSIONER GONZALEZ: Yes. 17 EXECUTIVE DIRECTOR GARCIA: 18 Commissioner Rodriguez? 19 COMMISSIONER RODRIGUEZ: Yes. 20 EXECUTIVE DIRECTOR GARCIA: Vice Chair 21 Davis? 22 VICE CHAIR DAVIS: Yes. 23 EXECUTIVE DIRECTOR GARCIA: Chairman 24 Stuiver? 25 CHAIRMAN STUIVER: Yes.</p>	<p style="text-align: right;">77</p> <p>1 Commissioner Rodriguez? 2 COMMISSIONER RODRIGUEZ: Yes. 3 EXECUTIVE DIRECTOR GARCIA: Vice Chair 4 Davis? 5 VICE CHAIR DAVIS: Yes. 6 EXECUTIVE DIRECTOR GARCIA: Chairman 7 Stuiver? 8 CHAIRMAN STUIVER: Yes. 9 COMMISSIONER MELLO: Chairman, I 10 apologize. I do have to excuse myself. Fortunately 11 my wife has gained employment after about 13 months, 12 but unfortunately, she is working until nine at 13 night this whole week, so I have to get home to the 14 kiddies. 15 COMMISSIONER STUIVER: Thank you, 16 Commissioner Mello, and we're excusing Commissioner 17 Mello. 18 (Commissioner Mello excused from the 19 meeting.) 20 I know that Vice Chair Davis has to go 21 to work soon. 22 I will go into the regular public 23 portion, and the first speaker is once again 24 Patricia Waiters. 25 MS. WAITERS: Patricia Waiters.</p>

1 I have a few issues.

2 With all due respect, Director, you are
3 familiar with the Housing Authority's intake form.

4 I don't want to disclose the
5 individual's name, because it will turn around to
6 bite us in the back.

7 Well, the people are using those intake
8 forms, putting my name on it as an advocate, but at
9 this time being, you know, that the election is
10 slowly in the process, and I am a candidate in an
11 upcoming election, I want to refrain at this point
12 from having anybody have any input, you know what I
13 mean, as far as advocating at this point in time,
14 because I don't want to be accused of
15 electioneering, with all respect to the community,
16 and as an advocate and as a spokesperson, whatever I
17 do. I reach out to them.

18 I will continue to help them. We have
19 six weeks until the election. I just want you to
20 know I am not ignoring them, but I see they have do
21 have my telephone number as the contact to call me
22 back in order to make an appointment.

23 With respect to all of that, I don't
24 want you to feel I am giving no disregard. I have
25 to watch out for legal reasons, and you can testify

1 to that. I really don't want to have any direct
2 input as far as helping them.

3 So with that said, could you postpone
4 the dates or whatever, but still see those
5 particular people?

6 That's just one individual. I have
7 seven more, but I don't want them to think that I am
8 ignoring them. I just want to refrain from being
9 involved right now, but I want those matters still
10 looked into.

11 EXECUTIVE DIRECTOR GARCIA: We
12 appreciate the full disclosure on it.

13 Thank you for accepting that
14 responsibility of not -- while they are using your
15 name as an advocate during this period, that you
16 will refrain from that.

17 MS. WAITERS: Thank you so much.

18 I have Ms. DeLease Hicks Walker. Mr.
19 Mello left.

20 Mr. Stuiver, all of you guys, thank
21 you. I can't thank you enough.

22 Just seeing the look on those little
23 kids' faces that morning. I took a few pictures.
24 They wanted to thank you. They had a good time.
25 They called me from the park. It was successful.

1 I'm so impressed. That is what I am talking about.

2 I am here to work for you. An
3 excellent job, both of you guys. It was a last
4 minute thing. She said she was doing it every year,
5 but this time it was a little late, but everything
6 was still successful, and she really wanted to thank
7 you, but she couldn't be here tonight. She said job
8 well done.

9 It was about the kids. They were so
10 impressed. They had a good time.

11 She called me at home. I felt so good.
12 She definitely wanted me to reach out to everybody.
13 So when you see Omega, tell her thank you. And I
14 appreciate it, I really do. Thank you so much for
15 the water park. They had a nice time.

16 One more. I just have a quick question
17 for counsel.

18 If somebody resigned or leaves their
19 apartment on their own kindness and wants to be
20 reinstated, is it a time frame or something like
21 that, if the person left in good standing?

22 MR. DAGLIAN: If the person was not
23 evicted for one strike, not evicted for violating
24 the lease, they can reapply at any time.

25 MS. WAITERS: They have to reapply?

1 They just can't get reinstated?

2 MR. DAGLIAN: No. Once you leave an
3 apartment, you have given up. You have to go back
4 on the list. That wouldn't be fair to everybody on
5 the list.

6 MS. WAITERS: Because they actually
7 left on that --

8 MR. DAGLIAN: They moved, right? You
9 are saying they moved. They left their apartment.
10 They moved --

11 MS. WAITERS: Yes and returned the key.

12 MR. DAGLIAN: -- just went to another
13 apartment -- I mean another place to live. If they
14 come back, they have to go back on the list.

15 MS. WAITERS: It wouldn't be considered
16 like a relocation?

17 MR. DAGLIAN: No. They would get
18 preference because they were a former Hoboken
19 resident, but they wouldn't go on top of the list.

20 COMMISSIONER GONZALEZ: You mean --
21 EXECUTIVE DIRECTOR GARCIA: Until the
22 list opened up.

23 MR. DAGLIAN: The list would have to
24 open up.

25 COMMISSIONER GONZALEZ: Even if we are

1 not accepting applications, they can apply?
 2 MR. DAGLIAN: No. You have to wait for
 3 the wait list to open up, but they would still get
 4 the Hoboken preference as being a former Hoboken
 5 resident.
 6 MS. WAITERS: Thank you, Chair, and
 7 also thank you, Director.
 8 I am always here for you, and I'm
 9 willing to work with the Board at any time.
 10 Thank you so much.
 11 EXECUTIVE DIRECTOR GARCIA: Thank you.
 12 I appreciate it.
 13 CHAIRMAN STUIVER: Thank you,
 14 Ms. Waiters.
 15 Sister Teresa, you are signed up on
 16 this one, too.
 17 Do you have more to say, or did you
 18 pretty much cover everything?
 19 SISTER TERESA: My only question, I had
 20 a question of Mr. Garcia, when he said that he felt
 21 that we should get the life line. That would
 22 probably be a cost to the residents, correct?
 23 EXECUTIVE DIRECTOR GARCIA: If I may
 24 answer that.
 25 What we are looking to do, Sister, in

1 partnership with that organization, that hopefully
 2 is a non-for-profit, it will not be a cost to the
 3 senior.
 4 So the Housing Authority would look to
 5 somehow underwrite that cost, or there are grants
 6 out there that we are exploring, and hopefully
 7 HOPES -- as a matter of fact, Barbara, there might
 8 be something that HOPES can help us out with through
 9 their senior program, but it would not be at a cost
 10 to the senior resident.
 11 SISTER TERESA: Thank you. I
 12 appreciate it.
 13 EXECUTIVE DIRECTOR GARCIA: You're
 14 welcome.
 15 SISTER TERES: One more thing about the
 16 elevators. There are times when the elevator is not
 17 level with the floor. It is very dangerous. I know
 18 the men come, and they try, but almost every day we
 19 have to call somebody to come.
 20 I know, I understand that everybody
 21 does the best they can, but it is a very -- it is a
 22 safety hazard because people that can't see, they
 23 would trip.
 24 The other part is the wheelchairs can't
 25 use that elevator because it is two inches too high

1 on the ground floor many times, and even on the
 2 sixth floor, different floors, it is not level with
 3 the floors.
 4 But thanks.
 5 That is all, because it has been a long
 6 day, and you are all very tired.
 7 Thank you. I appreciate it.
 8 These were the other concerns.
 9 EXECUTIVE DIRECTOR GARCIA: Thank you.
 10 I wanted to tell you that tomorrow we
 11 will have GS Elevator down here. I will meet with
 12 them tomorrow morning to look at those factors.
 13 What we do have planned in our
 14 five-year capital improvement plan is to replace one
 15 elevator in each senior building. We are doing 221
 16 Jackson now. Next would be here at Adams Garden,
 17 then Fox Hill, and then go back around, so at least
 18 one elevator, because these are the original
 19 elevators of this building.
 20 This is the first time that the
 21 mechanicals are all being replaced. Some of these
 22 parts again are obsolete. Some of them can be
 23 repaired, and some of them are replaced.
 24 But I will assure you that the next
 25 elevator we replace will be here at Adams Garden

1 Thank you. I appreciate it.
 2 SISTER TERESA: Thank you.
 3 CHAIRMAN STUIVER: Thank you, Sister
 4 Teresa.
 5 Arlette Braxton?
 6 MS. BRAXTON: Arlette Braxton, 310
 7 Jackson Street.
 8 COMMISSIONER GONZALEZ: Five minutes.
 9 Start the timer.
 10 (Laughter)
 11 MS. BRAXTON: My first complaint is
 12 that I don't know what the health department or
 13 whoever is doing about the skunks. We have a skunk
 14 under my window. Okay?
 15 Come on, that is crazy.
 16 By the way, I like the cameras. I
 17 really like them.
 18 EXECUTIVE DIRECTOR GARCIA: I knew you
 19 would.
 20 MS. BRAXTON: I know.
 21 And the other thing is: The elevator
 22 in 311 Harrison Street smells terrible. I mean,
 23 there is no hope. That carpet or whatever it is
 24 that they put in there needs to come up because it
 25 smells. I mean it really smells.

1 When that elevator door closes, man,
2 oh, man, I don't know how they go in there. It
3 really has some stink coming out of it.

4 EXECUTIVE DIRECTOR GARCIA: If I may
5 just interject, what we are planning to do next, you
6 know, we tried to go with this flooring that was a
7 rubberized flooring that had a sealant that would
8 prohibit any water, urine or chemicals to basically
9 infiltrate. We put a diamond plate on the bottom.

10 I think the only other solution
11 remaining, quite frankly, is to go with a steel
12 diamond plate as the floor, which exists. It is
13 esthetically somewhat -- it can be done in a
14 designed fashion, but that is the only thing that I
15 believe would really solve the issue, because what
16 they have done is they poked holes, as you know,
17 unfortunately, with a knife or something sharp, and
18 you have an infiltration. So once you get one seam
19 to open, now it stretches out.

20 COMMISSIONER GONZALEZ: These are the
21 new elevators with the new floors, and they poked
22 holes for any reason, or just because --

23 MS. BRAXTON: It's raised. It was
24 lifting --

25 (Everyone talking at once.)

1 COMMISSIONER GONZALEZ: So they poked a
2 hole --

3 MS. BRAXTON: That elevator in 311
4 smells so bad --

5 EXECUTIVE DIRECTOR GARCIA: We were at
6 a constant battle, and this is why the cameras now
7 will help us catch people --

8 COMMISSIONER GONZALEZ: Is there a
9 camera in that elevator?

10 EXECUTIVE DIRECTOR GARCIA: Yes, there
11 is.

12 MS. BRAXTON: This was before the
13 camera got put in there. Maybe now that the
14 camera -- Barbara was saying now that the camera is
15 in there --

16 MS. REEYS: It is a lot better than it
17 was.

18 COMMISSIONER GONZALEZ: They
19 constantly, constantly --

20 MS. BRAXTON: It was a really bad
21 building. It was like always full of urine.

22 UNIDENTIFIED VOICE FROM THE AUDIENCE:
23 Toilet paper and everything --

24 MS. REYES: It looked like the
25 dumpster. Everything was left in there.

1 (Everyone in the audience talking at
2 once.)

3 UNIDENTIFIED VOICE FROM THE AUDIENCE:
4 Mention, Arlette, when it broke at 9:45 at night.

5 MS. BRAXTON: Yeah.

6 Your cameras -- on Friday, the elevator
7 in 311 with the cameras, somebody broke it.

8 COMMISSIONER GONZALEZ: Broke what?

9 MS. BRAXTON: Broke the elevator.

10 UNIDENTIFIED VOICE FROM THE AUDIENCE:
11 Between 9:30 and 9:45 at night on Friday.

12 MS. BRAXTON: I don't know.

13 UNIDENTIFIED VOICE FROM THE AUDIENCE:
14 We had to wait for Sunday to have an elevator.

15 EXECUTIVE DIRECTOR GARCIA: Jimmy
16 reminded me, we have the emergency resident person
17 to address the emergency calls after hours.

18 Jimmy just reminded me that one of the
19 other factors to note is that when people are moving
20 in, they have total disregard for the floor as well,
21 and sometimes that adds to whatever they are moving
22 in furniture-wise. Normally you wrap it up with a
23 cloth or something to make it easier, but that has
24 ripped up some of the rubber that has been
25 installed.

1 But we do have a plan. We do have a
2 solution, so I am hoping that -- It is going to be
3 another cost. I wish we had all of the funding
4 necessary to make all of the changes within the
5 months and within the year, but that is something
6 that we always have to be conscientious of.

7 I will give you an example. I wish
8 that we could replace, which is a big cost, but I
9 wish that we could replace all of the elevator
10 doors. But each door that is a cost factor, and
11 it's probably \$4,000.

12 We have technically 23 elevator doors,
13 so it will run us, and then that is just the door,
14 not even installation, so that is where we are.

15 But I wanted to share with the
16 Commissioners that we do have a plan and a solution
17 and effect for that.

18 Thank you, Arlette, for sharing that.

19 COMMISSIONER GONZALEZ: Director, how
20 about the skunks? I think she mentioned it last
21 month.

22 EXECUTIVE DIRECTOR GARCIA: With the
23 skunks, we contacted the Hoboken Health Development.
24 I spoke to the director about this. I spoke to the
25 health officer.

1 They have traps. There is some new
2 wildlife regulation. We found some traps and
3 decided to deploy a couple behind building 11, which
4 is 401 Marshall Drive, where they were first
5 discovered, the posse of skunks.

6 What I have been educated on is that
7 the feeding of the cats, the feeding of the cats is
8 what has drawn the skunks to this area along the
9 light rail, feeding of cats, yes, is what has drawn
10 the skunks along this light rail area.

11 The health department has promised me
12 that they are going to be deploying their own traps
13 to try to -- because we spoke to our pest control
14 office or our extermination company, but you can't
15 do anything until the health department either does
16 it or gives you clearance to do it, because there
17 are some new wildlife regulations that protect
18 skunks, interestingly so.

19 So that is where we are with the skunk
20 matter. You can't put any poison out. You can only
21 deploy traps. If they get trapped, the health
22 department or the ASPCA or the Wildlife Foundation
23 has to come and pick the animal up.

24 COMMISSIONER GONZALEZ: We can't poison
25 them, but what if for some reason a resident puts

1 will have my inspector follow up with the health
2 department again on this, so he doesn't have to
3 harpoon any of the skunks.

4 MS. BRAXTON: You understand that?

5 MR. BRAXTON: Maybe you mean your
6 grandson --

7 (Laughter)

8 MS. BRAXTON: What did you say?

9 EXECUTIVE DIRECTOR GARCIA: It would be
10 an interesting battle in one of those traps with a
11 cat and the skunk.

12 (Everyone talking at once.)

13 MS. BRAXTON: Don't say my grandson --

14 EXECUTIVE DIRECTOR GARCIA: Excuse me,
15 Ms. Braxton.

16 CHAIRMAN STUIVER: Barbara Reyes.

17 MS. REYES: Barbara Reyes, HOPES
18 Company in Hoboken. I am the senior programs
19 manager, and I'm also a resident of 311 Harrison
20 here in Hoboken.

21 First of all, on behalf of HOPES, first
22 of all, Jake, I would like to thank you to actually
23 participate in the Mitzvah Day on Sunday. We had a
24 great time. My son had a great time. It was a nice
25 event, so thank you.

1 poison out?

2 EXECUTIVE DIRECTOR GARCIA: That is on
3 the poor skunk and the resident. It's on the poor
4 skunk and on the resident's conscience.

5 (Laughter)

6 MS. BRAXTON: You know why I am saying
7 it, because sometimes the door underneath my window
8 is left open, so if a skunk goes in there, and then
9 one of your maintenance men have to go in there and
10 scare them, it is going to be a problem.

11 EXECUTIVE DIRECTOR GARCIA: Yes. If
12 they spray down there, it would be a big problem.

13 MS. BRAXTON: Then it would go
14 upstairs.

15 EXECUTIVE DIRECTOR GARCIA: All we can
16 do, we are not going to bait the area. We will
17 attempt to keep the door closed. How about that?
18 Lock the door, so they can't gain access.

19 MS. BRAXTON: Yeah. That is another
20 issue, because, you know, if the skunk walks along
21 that gate, and it goes in there underneath the
22 building, and then one of your maintenance men have
23 to go underneath there for something, they will be
24 surprised.

25 EXECUTIVE DIRECTOR GARCIA: Tomorrow I

1 CHAIRMAN STUIVER: You are welcome.

2 MS. REYES: We also want to announce,
3 and I just spoke to Luis on the side, that HOPES has
4 two positions available.

5 We are looking for a reliable person to
6 be an assistant transportation driver. They must
7 have a clean driving record, so I will actually
8 email the posting to Mr. Acevedo because we tend to
9 look within the community to actually hire
10 individuals.

11 The other position is for a health
12 specialist, but this position is actually in
13 Plainfield. HOPES has also now moved to Union
14 County. We are providing services there as well, so
15 it is actually the head start program that's looking
16 for a health specialist, which is sort of like a
17 nurse supervisor, something like that.

18 So if anybody knows anybody that would
19 be interested, again, I will forward the information
20 to Mr. Acevedo, so that you can send the resumes to
21 our HR Department, and they will be calling you for
22 an interview.

23 Another thing I would like to say is I
24 lived in the Housing Authority for a few years now,
25 and working for HOPES, we have done recruitment at

1 the Housing Authority for several years. Recently,
2 about two weeks ago, our staff went down to the
3 Housing Authority, and we were going door to door
4 just leaving stuff on people's doors, nothing making
5 a mess for maintenance. It was the little door
6 hangers.

7 So I was just surprised to see that the
8 change that we had from the time I came here until
9 now, and I have to give credit to Mr. Garcia and the
10 maintenance department.

11 I remember going into buildings like
12 655 and not being able to go into an elevator, not
13 being able to go up a stair because of the urine
14 stench and feces, and everything that you saw was
15 disgusting.

16 I am proud to say this last recruitment
17 effort that we did, the maintenance did a wonderful
18 job. I mean, we could not complain. We took
19 elevators up to the last floor, and everybody walked
20 down the stairs, and it was just a different vibe
21 from what we had years ago.

22 So we do have to give credit to Mr.
23 Garcia and the maintenance department because they
24 are doing a great job.

25 (Applause)

1 MS. REYES: As far as the elevator at
2 311, like Arlette said, what happened originally was
3 when they actually put the floors down, they lifted.
4 I think what was happening was residents were
5 getting into the elevator and they were tripping
6 constantly. I think the residents took it upon
7 themselves to kind of cut it to even it out, and
8 that is when the issue started happening because,
9 yes, we did have the vandalism and the urination and
10 all of that, and it was seeping through.

11 It wasn't that the maintenance was
12 doing something wrong. It wasn't that they weren't
13 cleaning properly. It had to do with them actually
14 cutting that, and then seeping down into the
15 elevator, and that is why the smell is there. But
16 the cameras made a big difference with that.

17 My next thing is community policing.

18 I noticed at the last few meetings that
19 we have not had representatives from the Hoboken
20 Police Department, who had stated that they would be
21 available to us at these meetings, so that the
22 residents can actually tell them their concerns and
23 so forth. I know Mr. Campbell has been out on
24 disability because he was hurt and so forth.

25 But I have a concern. Just the other

1 night, it was like three-something in the morning,
2 and there was a fight in the back of the building.

3 It was about 3:15, 3:20, and the
4 gentlemen that were there were telling the people
5 that are fighting, "Oh, don't worry, the police left
6 already. They are not here any more. They're
7 already gone for the night."

8 They have their time set.

9 Now, people are fighting by the police
10 station -- by our police station over here, so, you
11 know, it is a concern because it was my
12 understanding that they were there from 8 to 4.

13 So if by 3:15, they are gone, that
14 means they are not there. We are paying them until
15 four o'clock.

16 I understand you have to get back to
17 headquarters, and you have punch out and do whatever
18 you have to do, but that should take you 15 minutes.
19 It shouldn't take you at three o'clock to leave the
20 Housing Authority.

21 I'm sorry. It is my opinion. I am a
22 resident, and it is a concern.

23 CHAIRMAN STUIVER: Yes.

24 MS. REYES: Lastly, concerning what Mr.
25 Garcia was stating about, we needed individuals to

1 actually supervise the field once it is complete, it
2 is my understanding that when you have no income
3 within the Housing Authority, that you have to
4 provide community service.

5 Am I right or wrong?

6 EXECUTIVE DIRECTOR GARCIA: Yes.

7 CHAIRMAN STUIVER: Yes.

8 MS. REYES: With that being said,
9 wouldn't it be a good idea to have these people who
10 are basically getting, in some cases, getting a free
11 ride, and in other cases it may be, you know,
12 justified, but at the same time, wouldn't it be
13 appropriate that instead of us or even the city
14 having to pay for somebody, to have these
15 individuals do their community services by actually
16 supervising the field?

17 EXECUTIVE DIRECTOR GARCIA: It is an
18 excellent suggestion. The only concern --

19 MS. REYES: You have to have somebody
20 there obviously to make sure that they are there,
21 but I think it would just be cost effective to
22 everybody.

23 EXECUTIVE DIRECTOR GARCIA: -- we are
24 in the process, as a matter of fact, Luis has
25 letters going out to all community service

<p style="text-align: center;">98</p> <p>1 recipients because it is a requirement under HUD 2 law. You have the eight hours or the 16 hours, if 3 you are a 50-dollar minimum rent tenant. We have 4 already gotten all of the residents who are subject 5 to that statute.</p> <p>6 What is going to happen next is you 7 have to screen them for what they can do, because 8 the other thing is you do not want to assign 9 somebody to do community service to supervise 10 children, and then the parents leave them, and you 11 are relying on that supervision, and for whatever 12 reason, they are a liability more than a plus to 13 supervising the field or supervising the children.</p> <p>14 So that is an excellent suggestion, but 15 it would require the screening of all of the 16 individuals to see who really is capable and 17 trustworthy of doing that job. But because the city 18 had already agreed to assign an employee of 19 recreation, that is what we are relying on.</p> <p>20 If, in fact, they cannot, then we will 21 look to try to see if we can get some of those moms 22 or dads to basically commit and do that community 23 service.</p> <p>24 Because the other thing we will add, 25 and at the next meeting's agenda, there will be a</p>	<p style="text-align: center;">100</p> <p>1 COMMISSIONER RODRIGUEZ: Motion. 2 VICE CHAIR DAVIS: Second. 3 CHAIRMAN STUIVER: Call the vote. 4 EXECUTIVE DIRECTOR GARCIA: Okay. 5 EXECUTIVE DIRECTOR GARCIA: 6 Commissioner Lincoln? 7 COMMISSIONER LINCOLN: Yes. 8 EXECUTIVE DIRECTOR GARCIA: 9 Commissioner Mello -- oh, he's not here. 10 Commissioner Burrell? 11 COMMISSIONER BURRELL: Yes. 12 EXECUTIVE DIRECTOR GARCIA: 13 Commissioner Gonzalez? 14 COMMISSIONER GONZALEZ: Yes. 15 EXECUTIVE DIRECTOR GARCIA: 16 Commissioner Rodriguez? 17 COMMISSIONER RODRIGUEZ: Yes. 18 EXECUTIVE DIRECTOR GARCIA: Vice Chair 19 Davis? 20 VICE CHAIR DAVIS: Yes. 21 EXECUTIVE DIRECTOR GARCIA: Chairman 22 Stuiver? 23 CHAIRMAN STUIVER: Yes. 24 Before we close out, are there any 25 committee reports, or do any other Commissioners</p>
<p style="text-align: center;">99</p> <p>1 resolution amending ACOP, where one of the 2 discussions the Commissioners have had, and 3 Commissioner Gonzalez has shared this with the 4 Chairman, and we discussed it in Finance, and we 5 talked about adding the component of making it 6 mandatory for those individuals, who are required to 7 do community service, to attend the financial 8 literacy courses through HOPES, which Evelyn already 9 I got the first person, which we mandated has 10 completed that course, and I am very proud of that, 11 so we will do that.</p> <p>12 It is an excellent suggestion, but I 13 wanted to advise everybody of what the concerns of 14 it were, were we to do it.</p> <p>15 But thank you 16 MS. REYES: Thank you. 17 EXECUTIVE DIRECTOR GARCIA: I believe 18 the next one is Michele Ruben. 19 UNIDENTIFIED VOICE: She went upstairs 20 and she fell asleep. 21 (Laughter) 22 CHAIRMAN STUIVER: That concludes the 23 public portion. 24 Can I have a motion to close the public 25 portion?</p>	<p style="text-align: center;">101</p> <p>1 have any announcements or anything else? 2 VICE CHAIR DAVIS: We will get the 3 police chief down here, so Barbara can -- 4 (Everyone talking at once.) 5 EXECUTIVE DIRECTOR GARCIA: Very good. 6 Could I have a motion to adjourn? 7 COMMISSIONER RODRIGUEZ: Motion. 8 CHAIRMAN STUIVER: All in favor? 9 (All Board members answered in the 10 affirmative. 11 (The meeting concluded at 7:50 p.m.) 12 13 14 15 16 17 18 19 20 21 22 23 24 25</p>

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 s/Phyllis T. Lewis, CCR, CRCR

18 -----

19 PHYLLIS T. LEWIS, C.C.R. XI01333 C.R.C.R. 30XR15300

Notary Public of the State of New Jersey

20 My commission expires 11/5/2015.

This transcript was prepared in accordance with

21 NJAC 13:43-5.9.

Dated: 9/14/12

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