



# HOUSING AUTHORITY

OF THE CITY OF HOBOKEN

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BOARD OF COMMISSIONERS MEETING – September 14, 2017, 7:00pm

**PRESENT:** Chairperson David Dening  
Commissioner Hovie Forman  
Commissioner Barbara Reyes  
Vice Chairperson LaTrenda Ross  
Commissioner James Sanford

**COUNSEL:** Matthew Fitzpatrick, ESQ.

**STAFF:** Marc Recko, Executive Director  
Lourdes Priestley, Director of Administration  
Richard Goddin, Director of Maintenance  
Emil Kotherithara, Chief Financial Officer

**MINUTES:**

Pledge of Allegiance

Chairperson Dening stated that in accordance with the requirements of the Open Public Meetings Law, Chapter 231 of the Public Laws of 1975 of the State of New Jersey, the Board of Commissioners of the Housing Authority of the City of Hoboken announces that the regular July board meeting has been scheduled for Thursday September 14<sup>th</sup>, 2017 at 7:00pm in Adams Gardens, 220 Adams Street, Hoboken, NJ. Notice was sent to The Jersey Journal and Star Ledger on Tuesday, September 5<sup>th</sup>, 2017, as notification to the general public of said meeting and sent to the City Clerk of Hoboken on Tuesday, September 5<sup>th</sup>, 2017, with a copy of the agenda to be posted on the bulletin board in City Hall, Hoboken Library and Hoboken Police Department.

Mr. Recko made the roll call; Chairperson Dening, Commissioner Forman, Commissioner Reyes, Vice Chairperson Ross and Commissioner Sanford were present.

Resolution authorizing the acceptance of the Minutes of the Regular Meeting of the Board of Commissioners on August 10, 2017

Commissioner Forman made the motion and Commissioner Reyes seconded.

There being no questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairperson Dening, Commissioner Forman,



Commissioner Reyes, Vice Chairperson Ross and Commissioner Sanford voted "Yes".

NEW BUSINESS:

2017-09.02 Resolution authorizing the payment of the monthly list of bills

Commissioner Forman made the motion and Commissioner Reyes seconded.

A discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairperson Dening, Commissioner Forman, Commissioner Reyes, Vice Chairperson Ross and Commissioner Sanford voted "Yes".

Commissioner Forman makes a motion to suspend the agenda to hear the Director's report. Vice Chairperson Ross seconded.

There being no questions, comments or discussion Mr. Recko took the roll. On roll call vote, Chairperson Dening, Commissioner Forman, Commissioner Reyes, Vice Chairperson Ross and Commissioner Sanford voted "Yes".

EXECUTIVE DIRECTOR REPORTS

Commissioner Forman makes a motion to resume the agenda and Commissioner Reyes seconded.

All board members answered in the affirmative.

2017-09.03 Resolution of the Housing Authority of the City of Hoboken to amend the By-Laws

Commissioner Reyes made the motion and Commissioner Forman seconded.

A discussion ensues.

Commissioner Sanford makes a motion to table. Commissioner Reyes seconded.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairperson Dening, Commissioner Forman, Commissioner Reyes, Vice Chairperson Ross and Commissioner Sanford voted "Yes".



2017-09.04

Resolution of the Housing Authority of the City of Hoboken to adopt the annual and capital budget/program for the fiscal year beginning October 1, 2017 and ending September 30, 2018

Emil Kotherithara provides some background on the resolution and a discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairperson Dening, Commissioner Forman, Vice Chairperson Ross and Commissioner Sanford voted "Yes". Commissioner Reyes Abstained.

2017-09.05

Resolution of the Housing Authority of the City of Hoboken to increase the amount of the contract for lead based paint testing

Commissioner Reyes made the motion and Commissioner Forman seconded.

Emil Kotherithara provides some background on the resolution and a discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairperson Dening, Commissioner Forman, Commissioner Reyes, Vice Chairperson Ross and Commissioner Sanford voted "Yes".

2017-09.06

Resolution of the Housing Authority of the City of Hoboken to extend the contract for Fire Alarm System Services

Commissioner Reyes made the motion and Vice Chairperson Ross seconded.

Mr. Recko provides some background on the resolution and a discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairperson Dening, Commissioner Forman, Commissioner Reyes, Vice Chairperson Ross and Commissioner Sanford voted "Yes".

2017-08.07

Resolution of the Housing Authority of the City of Hoboken to award a contract for Card Access Control Integration

Commissioner Reyes made the motion and Commissioner Forman seconded.

Emil Kotherithara provides some background on the resolution and a discussion ensues.



There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairperson Dening, Commissioner Forman, Commissioner Reyes, Vice Chairperson Ross and Commissioner Sanford voted "Yes".

2017-09.08 Resolution of the Housing Authority of the City of Hoboken to ratify the emergency award contract for boiler maintenance work

Commissioner Reyes made the motion and Commissioner Sanford seconded.

Mr. Recko provides some background on the resolution and a discussion ensues.

There being no further questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairperson Dening, Commissioner Forman, Commissioner Reyes, Vice Chairperson Ross and Commissioner Sanford voted "Yes".

Chairperson Dening makes a motion to suspend the agenda to go into public portion. Commissioner Reyes seconded.

There being no questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairperson Dening, Commissioner Forman, Commissioner Reyes, Vice Chairperson Ross and Commissioner Sanford voted "Yes".

#### PUBLIC PORTION

Commissioner Forman makes a motion to resume the agenda and Commissioner Reyes seconded.

All board members answered in the affirmative.

2017-09.09 Resolution of the Housing Authority of the City of Hoboken to enter into closed session to discuss pending litigation

When and if it shall be in the best interests of the Authority, and depending upon the need for continuing confidentiality of the issue or issues discussed, the Authority shall make available the transcript of that portion of the meeting reflecting such session and shall make known to the public the topics discussed at such session and any action taken by it in closed session.

Commissioner Reyes made the motion and Commissioner Forman seconded.

There being no questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairperson Dening, Commissioner Forman,



Commissioner Reyes, Vice Chairperson Ross and Commissioner Sanford voted "Yes".

CLOSED SESSION

2017-09.10 Resolution of the Housing Authority of the City of Hoboken to authorize the settlement of an employment dispute

Commissioner Forman made the motion and Vice Chairperson Ross seconded.

Mr. Recko provides some background on the resolution and a discussion ensues.

There being no questions, comments or discussion Mr. Recko took the roll on the resolution. On roll call vote, Chairperson Dening, Commissioner Forman, Commissioner Reyes, Vice Chairperson Ross and Commissioner Sanford voted "Yes".

(Open session continued at 10:00pm)

Vice Chairperson Ross makes a motion to adjourn. Commissioner Forman seconded.

All board members answered in the affirmative.

(The meeting concluded at 10:00pm)

