

1 THE HOUSING AUTHORITY  
2 OF THE CITY OF GARFIELD  
3 BERGEN COUNTY, NEW JERSEY

4 Monday, April 18, 2016  
5 Commencing at 6:15 p.m.

6 COMMISSIONERS PRESENT:

7 NOEL QUILES, ACTING CHAIRMAN

8 MARIE BARCKETT

9 RICHARD GIACOMARRO

10 EDWARD PUZIO

11 ROSEMARIE RIBAUDO

12  
13 ALSO PRESENT:

14 MARTIN P. GEISLER, ESQ.  
15 EXECUTIVE DIRECTOR

16 COLLEEN DAY  
17 ASSISTANT EXECUTIVE DIRECTOR

18 MICHAEL P. DE MARCO, ESQ.  
19 HOUSING AUTHORITY ATTORNEY

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21  
22 MARY MC KAY  
23 Certified Court Reporter  
24 Certified Realtime Court Reporter  
25 Registered Professional Reporter  
13-10 Fairclough Place  
Fair Lawn, New Jersey 07410  
(201) 796-4701



April 18, 2016

1 April 18th, 2016, for a total amount of \$110,943.10.

2 Do we have a motion to pay bills?

3 MS. RIBAUDO: I'll make a motion to pay the  
4 bills.

5 MR. GEISLER: Anybody want to second it?

6 MS. BARCKETT: I'll second it.

7 MR. PUZIO: Yes.

8 MS. RIBAUDO: Yes.

9 MR. QUILES: Yes.

10 MS. BARCKETT: Yes.

11 MR. GIACOMARRO: Yes.

12 MR. GEISLER: We have Resolution 2016-09.

13 April 18, 2016. Plumbing and Maintenance Contract for  
14 Genti Plumbing. Do we have a motion?

15 MR. GIACOMARRO: I'll make it.

16 MS. BARCKETT: I'll second.

17 MR. PUZIO: Which one was that one?

18 MS. RIBAUDO: This one. Plumbing.

19 MR. PUZIO: Yes.

20 MS. RIBAUDO: Yes.

21 MR. GIACOMARRO: Yes.

22 MS. BARCKETT: Yes.

23 MR. QUILES: Yes.

24 MR. GEISLER: Resolution 2016-10. Carpentry  
25 and Maintenance Contract. Awarded to Gordon Alling

1 Construction. Do we have a motion?

2 MS. RIBAUDO: I'll make a motion.

3 MR. PUZIO: I'll second it.

4 MS. RIBAUDO: Because he does a great job.

5 MR. PUZIO: Yes.

6 MS. RIBAUDO: Yes.

7 MR. GIACOMARRO: Yes.

8 MS. BARCKETT: Yes.

9 MR. QUILES: Yes.

10 MR. GEISLER: Resolution 2016-11. Flooring  
11 contract awarded to JLA Floor Contractors. Do we have  
12 a motion?

13 MR. GIACOMARRO: Yes. I'll make the motion.

14 MR. PUZIO: I'll second it.

15 Yes.

16 MS. RIBAUDO: Yes.

17 MR. GIACOMARRO: Yes.

18 MS. BARCKETT: Yes.

19 MR. QUILES: Yes.

20 MR. GIACOMARRO: They charge only \$14 an  
21 hour?

22 MR. GEISLER: Yes.

23 MR. GIACOMARRO: I can't believe that.

24 MR. GEISLER: But they also charge you \$1.30  
25 a square foot for the materials. I know. Dirt cheap.

April 18, 2016

1                   Resolution 2016-12.   Bad Debt Write-Off.  
2   Right now we have \$28,558.74 of bad debt write-off.  
3   Now that accumulates from either passing on that owed  
4   us rent, people that moved out in the middle of the  
5   night or people evicted that we can no longer get the  
6   money from.   We haven't had a bad debt write-off in two  
7   years, though.

8                   MS. DAY:   We had one last year.

9                   MR. GEISLER:   Last year was a little one.  
10   This is a larger one this year.   But also I'm going to  
11   tell you what that's attributed to.   That's attributed  
12   to, now that they have the computer system locked in,  
13   you get people that you would never know were working,  
14   and then you find out they had a kid working for a year  
15   and a half, and now they owe \$10,000 because they  
16   haven't reported the income.   It's retro.   So a lot of  
17   times that knocks them out of the box too.

18                   Anybody want to make the motion?

19                   MS. BARCKETT:   I'll make it.

20                   MR. PUZIO:   I'll second it.

21                   Yes.

22                   MS. RIBAUDO:   Yes.

23                   MR. GIACOMARRO:   Yes.

24                   MS. BARCKETT:   Yes.

25                   MR. QUILES:   Yes.

April 18, 2016

1 MR. GEISLER: Resolution 2016-13. Emergency  
2 Repairs at Golden Tower. Redo the fire panel board.  
3 Haig Service Corporation.

4 Anyone make a motion?

5 MS. BARCKETT: I'll make it.

6 MR. QUILES: I can't make it. When you're  
7 the chair, you can't make it.

8 MR. GEISLER: Correct.

9 MR. DE MARCO: That's correct.

10 MS. RIBAUDO: I make a motion.

11 MS. BARCKETT: I made it and then she made  
12 it. We both made it.

13 MS. RIBAUDO: It doesn't really matter.

14 MR. GEISLER: I made her the second.

15 MR. PUZIO: Yes.

16 MS. RIBAUDO: Yes, okay.

17 MR. GIACOMARRO: Yes.

18 MS. BARCKETT: Yes.

19 MR. QUILES: Yes.

20 MR. GEISLER: In the back, I don't know if  
21 it's in your packet, the letter from our engineer.

22 MS. RIBAUDO: On the back?

23 MR. GEISLER: Yes.

24 MS. RIBAUDO: I read it.

25 MR. GEISLER: Any public comment? How about

1 you two boys back there? You got anything to say?

2 A VOICE: No, no.

3 MR. QUILES: I'm sorry. It's my  
4 understanding, Marty, that the insurance is rescheduled  
5 to another day?

6 MR. GEISLER: Yes. Do we know what day the  
7 insurance is going to be rescheduled's for?

8 MS. DAY: Next month's meeting.

9 MR. QUILES: Same time, Colleen?

10 MS. DAY: Yes. 5:00.

11 MR. GEISLER: We're going to take a walk. I  
12 was going to take Commissioner Quiles, if anybody wants  
13 to take a walk we're going to take a walk over or drive  
14 over and get out and see the new water park that was  
15 completed today.

16 MS. RIBAUDO: Oh, nice.

17 MR. GEISLER: Pretty much. We're going to  
18 put a fence around it and a few different things, but  
19 pretty much -- we're going to redo the sidewalks --

20 When are we putting the sidewalks in?

21 MR. BELLAFATTO: Next week. The fence should  
22 be here in a few weeks, sidewalks next week.

23 MR. GEISLER: Motion to adjourn?

24 MR. GIACOMARRO: Make it.

25 MR. PUZIO: I'll second it.

1 MS. BARCKETT: The town's doing the sidewalk?

2 MR. GEISLER: No.

3 MS. BARCKETT: Because the town is doing it  
4 when they do the streets.

5 MR. GEISLER: The town doesn't do our  
6 sidewalks. They don't do our streets. They're doing  
7 the street by the High Rise. They only do to where the  
8 parking spots are. They only do three-quarters of the  
9 street.

10 Motion to close.

11 MR. PUZIO: Yes.

12 MS. RIBAUDO: Yes.

13 MR. QUILES: Yes.

14 MS. BARCKETT: Yes.

15 MR. GIACOMARRO: Yes.

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C E R T I F I C A T E

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Mary McKay, C.R.C.R.  
Certified Court Reporter

Date: -----