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THE HOUSING AUTHORITY  
OF THE CITY OF GARFIELD  
BERGEN COUNTY, NEW JERSEY

Monday, December 19, 2016  
Commencing at 6:15 p.m.

COMMISSIONERS PRESENT:

- NOEL QUILES, CHAIRMAN
- MARIE BARCKETT
- EDWARD J. DABAL
- RICHARD GIACOMARRO
- EDWARD PUZIO
- ROSEMARIE RIBAUDO

ALSO PRESENT:

- MARTIN P. GEISLER, ESQ.  
EXECUTIVE DIRECTOR
- COLLEEN DAY  
ASSISTANT EXECUTIVE DIRECTOR
- MICHAEL P. DE MARCO, ESQ.  
HOUSING AUTHORITY ATTORNEY

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

December 19, 2016

1                   Notice of the time, date and place of this  
2 meeting has been provided at least 48 hours in advance  
3 by publication in The Record and by posting a notice of  
4 this meeting on the community bulletin board at the  
5 Garfield Housing Authority and Garfield City Hall.

6                   MR. GEISLER: Roll call for the regular  
7 meeting held on December 19, 2016.

8                   MR. DABAL: Present.

9                   MS. RIBAUDO: Here.

10                  MR. GIACOMARRO: Aye. Here.

11                  MS. BARCKETT: Here.

12                  MR. PUZIO: Here.

13                  CHAIRMAN QUILES: Here.

14                  (All rise for the recitation of the Pledge of  
15 Allegiance.)

16                  MR. GEISLER: Approval of the minutes from  
17 the transcript of the caucus and regular meeting held  
18 on November 14, 2016. Is there a motion?

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

20                  MR. DABAL: Second.

21                  Yes.

22                  MS. RIBAUDO: Yes.

23                  MR. GIACOMARRO: I have just one comment on  
24 it. I know you did a hell of a job. I know it's not  
25 easy for you to sit there and write that out while

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1 there's a meeting going on. There's just one thing in  
2 here that was missing that I was a little disappointed  
3 at. When Mr. -- Marty Geisler read from a piece of  
4 paper that was given to him calling me a little old man  
5 three times.

6 MR. GEISLER: Are you not here?

7 MR. GIACOMARRO: Go ahead.

8 MR. GEISLER: Nobody ever said that.

9 MR. GIACOMARRO: Yeah, you did. You were  
10 reading from a piece of paper.

11 MR. GEISLER: I swear on my kids --

12 MR. GIACOMARRO: You did it three times.

13 MR. GEISLER: Richard -- listen to me, Mr.  
14 Giacomarro, there's some mental issue here, because I  
15 didn't say anything like that. Listen to me. If I was  
16 going to say something --

17 MR. GIACOMARRO: Did you hear it? Did you  
18 hear it?

19 MR. DABAL: What he said, he said I  
20 understand you're older --

21 MR. GIACOMARRO: No.

22 MR. DE MARCO: That's exactly what he said.  
23 But that wasn't a topic of discussion.

24 MR. GEISLER: You might have forgot. I would  
25 never disrespect --

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1 MR. DABAL: He said, I understand you're  
2 older and you might have forgot something, but --

3 MR. GEISLER: Little old man, I never called  
4 you a little old man.

5 MR. GIACOMARRO: Three times, Marty. After  
6 30 years of being friends. And that broke my heart.

7 MR. GEISLER: Let me tell you something. I  
8 feel bad you feel this way, because I don't know what  
9 you're talking about. I think I go above and beyond to  
10 be nice to you even when you're not nice to me. Even  
11 when you make ridiculous comments about me, I don't say  
12 anything to you. I am nothing but nice to you.

13 MR. GIACOMARRO: When?

14 MR. GEISLER: Enough is enough already now.  
15 I don't know what the problem is here. Either we're  
16 going to move forward and look to do good things for  
17 the Housing Authority or sit here and come here and  
18 walk around and just create issues. I don't know what  
19 the problem is.

20 MR. GIACOMARRO: I know what the problem is.  
21 And one day if you want to sit down alone with your  
22 great brother, who's the nicest of guys in the world,  
23 we'll discuss it.

24 MR. GEISLER: I have a problem? I don't have  
25 any problem here. I don't think about you. I don't

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1 have any problem.

2 CHAIRMAN QUILES: All right, guys. Let's  
3 move on, okay? Let's move on.

4 MS. BARCKETT: What are we voting on?

5 MR. GEISLER: The minutes.

6 MS. BARCKETT: Yes.

7 MR. PUZIO: Yes.

8 CHAIRMAN QUILES: Yes.

9 MR. GEISLER: Bills presented for payment  
10 December 19, 2016. Do I have a motion?

11 MR. DABAL: Make the motion.

12 MS. RIBAUDO: Second.

13 MR. DABAL: I abstain on check number 3045.  
14 Yes on the rest.

15 MR. GEISLER: Abstain 30 --

16 MR. GIACOMARRO: I didn't hear. 0345?

17 MR. DABAL: 3045.

18 MS. RIBAUDO: Yes.

19 MR. GIACOMARRO: Yes.

20 MS. BARCKETT: Yes.

21 MR. PUZIO: Yes.

22 CHAIRMAN QUILES: Yes.

23 MR. GEISLER: Admissions and Occupancy  
24 Policy. Update of the ACOP, Admissions and Continued  
25 Occupancy Policy. Resolution 2016-20.

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1 Do I have a motion?

2 MR. DABAL: Make the motion.

3 MR. GEISLER: Anybody going to second it?

4 MS. RIBAUDO: I'll second it.

5 MR. DABAL: Yes.

6 MS. RIBAUDO: Yes.

7 MR. GIACOMARRO: Yes.

8 MS. BARCKETT: Yes.

9 MR. PUZIO: Yes.

10 CHAIRMAN QUILES: Yes.

11 MR. GEISLER: Risk Management Consultants

12 Agreement. Resolution 2016-21. Do we have -- anybody

13 want to make a motion?

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

15 MR. PUZIO: I'll second it.

16 MR. DABAL: Yes.

17 MS. RIBAUDO: Yes.

18 MR. GIACOMARRO: Yes.

19 MS. BARCKETT: Yes.

20 MR. PUZIO: Yes.

21 CHAIRMAN QUILES: Yes.

22 MR. GEISLER: Appointment of Fund

23 Commissioner. Resolution 2016-22. Do we have a

24 motion?

25 MS. BARCKETT: I'll make the motion.

1 MR. DABAL: I'll second.

2 MR. GEISLER: You have to sign this, sir.

3 CHAIRMAN QUILES: This is that JIF, right?

4 MR. GEISLER: Yes.

5 MR. DABAL: Yes.

6 MS. RIBAUDO: Yes.

7 MR. GIACOMARRO: Yes.

8 MS. BARCKETT: Yes.

9 MR. PUZIO: Yes.

10 CHAIRMAN QUILES: Yes.

11 MR. GEISLER: This is for the annual audit.

12 Everybody has to sign that.

13 Who wants to sponsor a motion for the annual  
14 audit?

15 CHAIRMAN QUILES: I can't as the chairman.

16 MS. RIBAUDO: I will.

17 MR. PUZIO: I didn't hear that.

18 MR. GEISLER: The annual audit that Bill just  
19 went over.

20 MS. BARCKETT: I'll second.

21 MR. DABAL: Yes.

22 MS. RIBAUDO: Yes.

23 MR. GIACOMARRO: Yes.

24 MS. BARCKETT: Yes.

25 MR. PUZIO: Yes.

1 CHAIRMAN QUILES: Yes.

2 MR. GEISLER: GHA Annual Five-Year Plan  
3 Capital Fund Plan Certification and Compliance.  
4 Resolution 2016-24.

5 Do we have a vote on this? Anybody want to  
6 sponsor it?

7 MS. RIBAUDO: I make a motion.

8 MS. BARCKETT: Excuse me. Could you just  
9 explain what this is?

10 MR. GEISLER: The capital fund certification  
11 and compliance.

12 MS. DAY: Marie, every year we put it in.

13 MS. BARCKETT: But what does it mean, the  
14 next five years coming?

15 MS. DAY: It's the annual and five-year plan.  
16 And it goes to HUD to explain all the modernization.

17 MR. PUZIO: I'll second it.

18 MR. DABAL: Yes.

19 MS. RIBAUDO: Yes.

20 MR. GIACOMARRO: Yes.

21 MS. BARCKETT: Yes.

22 MR. PUZIO: Yes.

23 CHAIRMAN QUILES: Yes.

24 MR. GEISLER: Any commissioner comment?

25 CHAIRMAN QUILES: Yes, I have a comment,



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1 Marty, if I may. I'm sorry. In reference to this, you  
2 said we got it today? I think next time we should have  
3 every opportunity to --

4 MS. DAY: Yes, but he had a problem. He  
5 was -- his own building is being renovated, so he was  
6 out of office.

7 CHAIRMAN QUILES: Fair enough. Then we  
8 should have tabled it and leave it for next month.

9 MR. GEISLER: It had to be in now.

10 MS. DAY: In fact, I can go in there and get  
11 it, he e-mailed me a copy, and I made up copies for you  
12 on my machine, because I didn't have them. He brought  
13 it in 4:00.

14 CHAIRMAN QUILES: Just in all fairness,  
15 because we're signing for something that just got  
16 handed to us.

17 MS. DAY: This is the first time we've done  
18 that. We discussed this --

19 CHAIRMAN QUILES: Absolutely. I understand  
20 that.

21 MS. DAY: And it has to be in 75 days before  
22 the start of our fiscal year, so it has to be done in  
23 December. So it was submitted already. In fact, I  
24 electronically submitted it on Friday.

25 MS. BARCKETT: Do we take that official vote

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1 now to make it official that what we voted down before?  
2 Aren't we supposed to do it again? It will go on the  
3 record.

4 MR. DE MARCO: Sure. So let the record  
5 reflect that at the caucus there was discussion with  
6 respect to the bill list and, in particular, whether  
7 the Peach Tree program that's currently utilized should  
8 continue to be utilized or whether it should be  
9 expanded to provide for some type of description along  
10 with the payee information.

11 There was a roll call taken. There was a  
12 consensus taken. It was a three, three tie. And  
13 Mr. Geisler, you can call the roll on the motion that  
14 was made by Mr. Giacomarro, and seconded by  
15 Ms. Barckett, which was to expand the Peach Tree  
16 system. So you can call the roll now to confirm the  
17 vote.

18 MR. GEISLER: Call the roll on the motion  
19 presented by Mr. --

20 MR. DE MARCO: By Mr. Giacomarro and seconded  
21 by Ms. Barckett.

22 MR. GEISLER: By Mr. Giacomarro, seconded by  
23 Ms. Barckett.

24 MR. DABAL: No.

25 MR. GIACOMARRO: I thought he took a roll.

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1 MS. BARCKETT: He's going to do it now  
2 officially.

3 MS. RIBAUDO: No.

4 MR. GIACOMARRO: Yes.

5 MS. BARCKETT: Yes.

6 MR. PUZIO: Yes.

7 CHAIRMAN QUILES: No.

8 MR. GEISLER: The vote reflects three, three,  
9 one absent. It fails.

10 Any other motions?

11 MR. DE MARCO: Commissioner comments.

12 MR. GEISLER: Commissioner comments. Any  
13 other commissioner comments?

14 MS. RIBAUDO: Just happy holidays everybody.

15 MR. GEISLER: Yes. That's very nice.

16 MS. RIBAUDO: Again, thank you to our great  
17 maintenance.

18 MR. GEISLER: Any public comment?

19 MS. LEHNING: Merry Christmas, everyone.

20 MS. BARCKETT: Merry Christmas.

21 MR. GEISLER: Motion to close?

22 MS. RIBAUDO: I'll make the motion.

23 MR. PUZIO: I'll second it.

24 Yes.

25 MS. RIBAUDO: Yes.

1 CHAIRMAN QUILES: Yes.

2 MS. BARCKETT: Yes.

3 MR. GIACOMARRO: Yes.

4 MR. DABAL: Yes.

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I, MARY MC KAY, License Number XI01302, a  
Certified Court Reporter in and for the State of New  
Jersey, do hereby certify the foregoing to be prepared  
in full compliance with the current Transcript Format  
for the Judicial Proceedings and is a true and accurate  
non-compressed transcript to the best of my knowledge  
and ability.

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

Date: -----