

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

4 Monday, September 19, 2016
5 Commencing at 6:15 p.m.

6 COMMISSIONERS PRESENT:

7 EDWARD J. DABAL, CHAIRMAN

8 RICHARD GIACOMARRO

9 NOEL QUILES

10 EDWARD PUZIO

11 ROSEMARIE RIBAUDO

12 JUDITH SUSINO

13
14 ALSO PRESENT:

15 MARTIN P. GEISLER, ESQ.
16 EXECUTIVE DIRECTOR

17 COLLEEN DAY
18 ASSISTANT EXECUTIVE DIRECTOR

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

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

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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 September 19, 2016.

8 MR. PUZIO: Here.

9 MS. RIBAUDO: Here.

10 MS. SUSINO: Here.

11 MR. QUILES: Here.

12 MR. GIACOMARRO: Here.

13 CHAIRMAN DABAL: 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 August 15, 2016. Is there a motion?

19 CHAIRMAN DABAL: Make the motion.

20 MS. RIBAUDO: Second.

21 MR. PUZIO: I abstain. I wasn't here for
22 that meeting.

23 MS. RIBAUDO: Here. Yes.

24 MS. SUSINO: I abstain. I wasn't here.

25 MR. QUILES: Yes.

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1 MS. BARCKETT: Absent.

2 MR. GIACOMARRO: Abstain. I wasn't here.

3 CHAIRMAN DABAL: Yes.

4 MR. DE MARCO: How many abstains do we have?

5 MR. GEISLER: Three abstains.

6 CHAIRMAN DABAL: Three and three.

7 MR. GEISLER: Okay. Roberts Rules. We're
8 all right.

9 Bills for payment, September 19th, 2016. For
10 a total amount of \$170,556.86. Do we have a motion?

11 CHAIRMAN DABAL: I'll make it.

12 MS. RIBAUDO: I'll second.

13 MR. PUZIO: Yes.

14 MS. RIBAUDO: Yes.

15 MS. SUSINO: Yes.

16 MR. QUILES: Yes.

17 MR. GIACOMARRO: I abstain. And I would like
18 to say something. I've been asking for almost a year
19 now --

20 MR. GEISLER: And I give you the same answer
21 every time. You got to talk to him. You tell me
22 you're going to talk to him.

23 MR. GIACOMARRO: I don't talk to him. I
24 don't work here.

25 MR. GEISLER: You told me you were going to

1 call Bill Katchen.

2 MR. GIACOMARRO: I haven't spoken to him.

3 MR. GEISLER: And I told you the response was
4 that he's not changing his program for us. So if you
5 want us to get a new accountant, we'll get a new
6 accountant and get a new bill list. This is the answer
7 I got for you.

8 MR. GIACOMARRO: I didn't hear that.

9 MR. GEISLER: I told you this the last --
10 every time I tell you this.

11 MR. GIACOMARRO: I haven't been here for two
12 months.

13 MR. GEISLER: Well, when you were here, I
14 told you. Bill Katchen said this is all he's got.
15 He's got to change his whole program. You told me, I'm
16 going to call Bill.

17 MR. GIACOMARRO: I will. I really shouldn't,
18 because I don't get paid to work here, but I will call
19 him.

20 MR. GEISLER: Well, you're the one that wants
21 it, so you should call him.

22 MR. GIACOMARRO: I never -- I can't imagine
23 giving away \$170,000 and not knowing what the hell I'm
24 giving it away for.

25 MR. GEISLER: Ask me the question who it is.

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1 MR. GIACOMARRO: Every one of them.

2 MR. GEISLER: Let's go. We'll do it
3 afterwards.

4 MR. GIACOMARRO: No.

5 MS. DAY: Give me the bill.

6 MR. GIACOMARRO: What do you want, Colleen,
7 you really want me to sit here and go over the bills?

8 MS. DAY: If you have a question --

9 MR. GIACOMARRO: I don't get paid for that.
10 The board of education has three times or five times --

11 MR. GEISLER: Listen to me. We're not the
12 one that does it. This is the program that's done by
13 HUD and Bill Katchen.

14 MR. GIACOMARRO: I understand that.

15 MS. DAY: The bills are right there in front
16 of you.

17 MR. GIACOMARRO: We'll hold up the meeting
18 while I go through every one of these bills?

19 MS. RIBAUDO: If it makes you happy, yes.

20 MR. GIACOMARRO: I have a question on every
21 one of them.

22 MR. GEISLER: Okay. Then go ahead.

23 MS. RIBAUDO: You have a right to do it.

24 MR. GIACOMARRO: We'll hold up the meeting
25 while I go through every one of these bills.

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1 MR. GEISLER: If you have to go through every
2 one, eventually you'll figure it out.

3 MR. GIACOMARRO: Mr. Chairman, tell me who
4 the hell is kidding me.

5 CHAIRMAN DABAL: Let's do it.

6 MR. GEISLER: Go through the bills, if you
7 want.

8 MR. GIACOMARRO: Your father would love this.

9 CHAIRMAN DABAL: He's watching. Don't worry.

10 MR. GIACOMARRO: Forget it. I'm just going
11 to vote no.

12 MR. GEISLER: Okay.

13 MR. GIACOMARRO: I can't understand how you
14 cannot put --

15 MS. RIBAUDO: Which one of them?

16 MR. GIACOMARRO: Every damn one of them, Ro.
17 Ro --

18 MS. RIBAUDO: Wait. Wait. Don't you yell at
19 me.

20 MR. GIACOMARRO: You were here before. Was
21 it like this before?

22 MS. RIBAUDO: Richie, stop. Yes.

23 MR. GEISLER: Listen. I'm telling you, we'll
24 go over every one afterwards. I don't have a problem
25 with that.

1 MS. RIBAUDO: What don't you understand?
2 Which one don't you understand?

3 MR. GIACOMARRO: What are you saying?

4 MS. RIBAUDO: Dental.

5 MR. GIACOMARRO: Yes.

6 MS. RIBAUDO: Plumbing, heating.

7 MR. GIACOMARRO: For what?

8 MS. RIBAUDO: The housing authority.

9 MR. GIACOMARRO: Does it say that here? For
10 all I know, they went to Marty's house to fix a
11 plumbing thing.

12 MS. RIBAUDO: Yeah, they probably --

13 MR. GIACOMARRO: You know what I'm talking
14 about, Ro. For Christ's sake, you know what I'm
15 talking about.

16 CHAIRMAN DABAL: The backup is in there.

17 MS. DAY: The backup is in there.

18 MR. GIACOMARRO: You really think I should go
19 through every one of those?

20 MR. GEISLER: Do you need to go through every
21 one to figure it out?

22 MR. GIACOMARRO: Why is it so hard to put
23 plumbing on 377?

24 MS. DAY: And you still won't know what it
25 is, because you won't know what the explanation is.

1 You won't know it.

2 MR. GEISLER: Listen to me. What you need to
3 do, you have to call Bill and tell him he's got to get
4 a new program. If you don't get a new program, we have
5 to get a new fee accountant. That's all.

6 MS. RIBAUDO: If Bill don't want to do it, we
7 have to get somebody else.

8 MR. GEISLER: He doesn't want to do it. He
9 spent thousands of dollars on this program. Every one
10 of his housing authorities have the same program.

11 MS. DAY: We have to use what he wants.

12 MR. GEISLER: Every one has the same program.
13 He must have ten housing authorities.

14 MR. GIACOMARRO: I'll call him. It don't
15 matter.

16 MR. QUILES: Sir, can I interject for one
17 second?

18 Mr. Giacomarro, when you were here two months
19 ago, you're right, you did bring it up. Two or three
20 months ago, when you first started, you did brought it
21 up. And it was the exact same comment that Mr. Geisler
22 gave you, sir. You said, yes, I'm going to see him
23 tonight on the board of -- tomorrow, I believe were
24 your words.

25 I understand your frustrations, because I

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1 went through this. I've been on this board 15 years.
2 I've been through this a few times also. If that's the
3 program that he has in place, then our only alternative
4 is to find someone else.

5 MR. GEISLER: That's what I said.

6 MR. QUILES: That's all we can do. When he
7 comes up for his contract, either he adapts to us or we
8 find someone else.

9 MR. GIACOMARRO: When does his contract
10 expire?

11 MS. DAY: April 1st.

12 MR. GEISLER: April 1st.

13 MS. DAY: March 31st.

14 MR. GIACOMARRO: So when I brought this up
15 eight, nine months ago, the old contract was there, and
16 we never brought it up when his new contract came.

17 MR. QUILES: I don't think you've been here
18 that long.

19 MR. GIACOMARRO: Who?

20 MR. QUILES: You, sir. I think you've only
21 been here like three or four months.

22 MR. GIACOMARRO: No.

23 MR. QUILES: When did you come up?

24 MR. GIACOMARRO: December -- no, October.

25 CHAIRMAN DABAL: I think he was here to vote

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1 on the contracts.

2 MR. QUILES: So you were fully aware of it
3 then?

4 MR. GIACOMARRO: Yeah, I've been bringing it
5 up every month since then.

6 MR. QUILES: But we voted it on. You voted
7 on --

8 MR. GIACOMARRO: I've been waiting for it to
9 get fixed.

10 MR. QUILES: You've known him for awhile. So
11 I would suggest, try it. Take him out to lunch and ask
12 him, why is this going on? Why can't I have a better
13 answer for my questions?

14 MR. GIACOMARRO: Okay. Next.

15 MS. DAY: The whole thing is, you'll still
16 have the question even if there's an explanation next
17 to it, because you say it's a water pump and you say,
18 well, for what or where?

19 MR. GIACOMARRO: Colleen, you have an idea
20 what it is. Let me ask you a question. I mean, this
21 is a stupid question, because I don't mean to --
22 there's a check number 16985. Colleen Day.

23 MS. DAY: I knew it. I called it.

24 MR. GIACOMARRO: Because that's the only one
25 I know.

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1 MS. DAY: I called it. You don't know --
2 that's the only one you don't know?

3 MR. GIACOMARRO: Well, I didn't know -- I
4 know you didn't go to Atlantic City.

5 MS. LEHNING: Look at the invoice.

6 MS. DAY: The bill's right there. Because I
7 had --

8 MR. GIACOMARRO: Wonderful. But why doesn't
9 it say here --

10 MS. DAY: Because I had --

11 MR. GEISLER: For Bingo supplies for seniors.

12 MS. DAY: That's Cathy Kotwica.

13 MR. GEISLER: Cathy Kotwica.

14 MS. DAY: No, mine is there.

15 MS. RIBAUDO: Because the people that play
16 Bingo --

17 MS. DAY: No. That was Cathy Kotwica. Mine
18 was for a computer that we purchased for a tenant who
19 couldn't afford it and we're paying it back.

20 MR. GIACOMARRO: Hold on. I know you didn't
21 screw anything, but why isn't it on here?

22 MS. DAY: But just ask and we'll tell you.
23 It's not a big deal.

24 MS. RIBAUDO: And they bought Bingo stuff for
25 people and had to pay back.

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1 MS. DAY: The other one is Sal for
2 his eyeglasses.

3 MR. GIACOMARRO: I don't understand it.

4 MS. DAY: Pay attention to the bills. Look
5 at them. You'll know what they are. We pay the same
6 bills. How many bills -- do you not know? It's the
7 same bills every month. The same bills every month.

8 MR. GIACOMARRO: Why can't there be an
9 explanation?

10 MS. DAY: So look at the bills and get
11 yourself familiar with them and you'll know what they
12 are. And if there is one, then you'll only have a
13 question on the one.

14 CHAIRMAN DABAL: I went through that in the
15 beginning too. So I came in and asked -- you know, I'd
16 circle which ones I had no idea what they were, and I
17 went in there and --

18 MR. GIACOMARRO: Let me ask you a question.
19 I said before, I'm on the board of education. We have
20 three times this many --

21 CHAIRMAN DABAL: Oh, I'm familiar with the
22 bills there.

23 MR. GIACOMARRO: Okay. What is the problem?
24 Why can't we do that?

25 CHAIRMAN DABAL: With a different accountant,

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1 we can do that.

2 MR. GIACOMARRO: Well, if you tell your
3 accountant, you can do it.

4 CHAIRMAN DABAL: I think he refused to change
5 his program.

6 MR. GIACOMARRO: I don't believe that. I
7 know Bill too many years.

8 MR. QUILES: Mr. Giacomarro, that's exactly
9 the same answer Mr. Geisler gave you in reference to
10 Mr. Katchen. Mr. Katchen's reply was he's not going to
11 change the program for us when he has other authorities
12 that he deals with.

13 MR. GEISLER: How much is it?

14 MS. DAY: It's thousands of dollars. Then
15 he'd have to change them on every housing authority he
16 has --

17 MR. GIACOMARRO: Why?

18 MS. DAY: Because when he comes here, when he
19 goes to another housing authority, he knows the
20 program. It's not ten different programs he has to
21 deal with. That's exactly why it is.

22 MR. GIACOMARRO: That's absolutely
23 ridiculous.

24 MS. DAY: Well --

25 MR. GIACOMARRO: Absolutely ridiculous.

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1 MR. GEISLER: Listen, I would feel the same
2 way as you, for awhile I would feel the same way, until
3 I learned about -- I don't know anything about
4 computers, to tell you the truth.

5 MR. GIACOMARRO: Me either.

6 MR. GEISLER: Until we sat there and listened
7 and we went to go get our own computer program. And
8 they want 70,000, 60,000, 50,000. Because it's
9 tailor-made specifically for housing authority stuff.
10 So there's not many places that make them. There's
11 only a half a dozen different dealers that do that.
12 There's no -- you can't just use any computer program.
13 They use the one for housing authorities.

14 MR. GIACOMARRO: We'll see. We'll see.

15 MR. GEISLER: Well, I hope you get it.

16 MR. GIACOMARRO: I'll find out one way or
17 another. Either Bill Katchen or HUD. One way or the
18 other.

19 MR. GEISLER: Yes, I hope you get it from
20 him. HUD's not going to know what kind of computer
21 program Bill Katchen uses.

22 MR. GIACOMARRO: You're telling me it's the
23 same one for the whole world.

24 MR. GEISLER: No. For his clients.

25 MR. GIACOMARRO: Excuse me. Okay.

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1 MR. GEISLER: His clients. Unless HUD is
2 familiar with his computer program, then they can help
3 you.

4 MR. GIACOMARRO: I have no idea. I don't
5 even know how to turn a computer on. I don't own one.

6 MR. GEISLER: This is why it's hard for you
7 to understand. It would be hard for me, because I
8 didn't understand it either. Until I figured out that
9 there's not many people that make these programs, only
10 a couple. And that's the way it works.

11 MR. GIACOMARRO: I'll find out.

12 MR. GEISLER: Okay. Resolution 2016-18. I
13 don't even know what we're talking about because he's
14 got me in a tizzy here. Yes, we did the bills, right?
15 Yes.

16 MS. RIBAUDO: Yes, we did the bills.

17 MR. GEISLER: He didn't vote.

18 MS. DAY: Dabal is last.

19 CHAIRMAN DABAL: I have to abstain on certain
20 checks. Check number 3014, check number 3015, 3016,
21 3022 and 3023. Yes on the rest.

22 MR. GEISLER: New business. You want to do
23 it on here, Coll?

24 MS. DAY: Yes.

25 MR. GEISLER: Resolution 2016-18.

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1 September -- Employment Practice Liability Program
2 Update. This requires members of the JIF to update
3 every two years to remain qualified for premium
4 incentives. Anybody want to sign this?

5 MR. QUILES: I'll do it.

6 MR. GEISLER: Go ahead.

7 And this is the one for the budget. If
8 anybody wants to sign the one for the budget, we'll get
9 that out of the way too.

10 Thank you very much.

11 On the Employment and Practices Liability
12 Program Update.

13 MR. PUZIO: Yes.

14 MS. RIBAUDO: Yes.

15 MS. SUSINO: Yes.

16 MR. GIACOMARRO: Yes.

17 MR. QUILES: Yes.

18 CHAIRMAN DABAL: Yes.

19 MR. GEISLER: Now on the adoption of the
20 annual budget, Resolution 2016-19.

21 MR. PUZIO: Yes.

22 MS. RIBAUDO: Yes.

23 MS. SUSINO: Yes.

24 MR. GIACOMARRO: Yes.

25 MR. QUILES: Yes.

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1 CHAIRMAN DABAL: Yes.

2 MR. GEISLER: Okay. Do we have any public
3 comment?

4 Any commissioner comment?

5 Motion to adjourn.

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

7 MR. PUZIO: I'll second it.

8 Yes.

9 MS. RIBAUDO: Yes.

10 MS. SUSINO: Yes.

11 MR. QUILES: Yes.

12 MR. GIACOMARRO: Yes.

13 CHAIRMAN DABAL: Yes.

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