

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

4 Monday, March 19, 2018  
5 Commencing at 6:15 p.m.

6 COMMISSIONERS PRESENT:

- 7 NOEL QUILES, CHAIRMAN
- 8 MARIE BARCKETT
- 9 EDWARD J. DABAL
- 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

March 19, 2018

2

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 March 19th, 2018.

8           MR. DABAL: Here.

9           MS. RIBAUDO: Here.

10          MS. SUSINO: Here.

11          MS. BARCKETT: Here.

12          MR. PUZIO: Here.

13          CHAIRMAN QUILES: Here.

14          MR. GEISLER: Flag salute, please.

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

17          MR. GEISLER: Bills presented for payment  
18 March 19, 2018, for a total amount of \$74,288.39. Do  
19 we have a motion?

20          MR. DABAL: I'll make it.

21          MS. RIBAUDO: Second.

22          MR. DABAL: I abstain on check number 18524,  
23 check number 1036 and 1037. Yes on the rest.

24          MR. GEISLER: Say the second one? I'm sorry.

25          MR. DABAL: 1036, 1037.

March 19, 2018

3

1 MS. RIBAUDO: Oh, yes.

2 MR. GEISLER: You're thinking.

3 MS. RIBAUDO: Yes, I was.

4 MS. SUSINO: Yes.

5 MS. BARCKETT: Yes.

6 MR. PUZIO: Yes.

7 CHAIRMAN QUILES: Yes.

8 MR. DE MARCO: That was a very well  
9 thought-out vote.

10 MS. RIBAUDO: I was thinking about something.  
11 Colleen.

12 MR. GEISLER: Resolution 2018-11. Hiring of  
13 Fee Accountant. Mr. William Katchen. Do I have  
14 somebody who wants to make the motion?

15 MS. BARCKETT: I'll make it.

16 MR. PUZIO: I'll second it.

17 MR. DABAL: Yes.

18 MS. RIBAUDO: Yes.

19 MS. SUSINO: Yes.

20 MS. BARCKETT: Yes.

21 MR. PUZIO: Yes.

22 CHAIRMAN QUILES: Yes.

23 MR. GEISLER: Resolution 2018-12. Hiring --  
24 Appointment of Attorney to Garfield Housing Authority;  
25 Mr. DeMarco.

March 19, 2018

4

1 MS. RIBAUDO: I make a motion.

2 MR. PUZIO: I second.

3 MR. DABAL: Yes.

4 MS. RIBAUDO: Yes.

5 MS. SUSINO: Yes.

6 MS. BARCKETT: Yes.

7 MR. PUZIO: Yes.

8 CHAIRMAN QUILES: Yes.

9 MR. GEISLER: Hiring of the IPA Auditor,  
10 Polcari and Company. Do I have a motion?

11 MS. BARCKETT: I have a question. These are  
12 the people that gave us the report at the last minute?

13 MR. GEISLER: Yes.

14 MS. BARCKETT: Can't we put in there only if  
15 they give us the report earlier?

16 MS. DAY: We discussed it.

17 MS BARCKETT: Okay. I'll make a motion.

18 MS. SUSINO: I'll second it.

19 MR. DABAL: Yes.

20 MS. RIBAUDO: Yes.

21 MS. SUSINO: Yes.

22 MS. BARCKETT: Yes.

23 MR. PUZIO: Yes.

24 CHAIRMAN QUILES: Yes.

25 I have a question, Marty, regarding the --

1 does that information also -- can we provide that also  
2 for the -- Mr. Katchen? Make sure that we get it on  
3 time?

4 MR. GEISLER: In a timely fashion.

5 CHAIRMAN QUILES: In a timely fashion.

6 MS. DAY: Well, he does what he has to do.  
7 He didn't finished our books because our fiscal year  
8 ended now. Well, it ends the end of this month. So  
9 then in April -- usually in May he comes in.

10 CHAIRMAN QUILES: So I guess the question is  
11 do you see a need for it?

12 MS. DAY: So by May it's done. No, not for  
13 him. He does what he has to do. It's just the idea of  
14 getting it earlier.

15 MR. GEISLER: "Adoption of the Annual Budget.  
16 The Commissioner of the Housing Authority of the City  
17 of Garfield adopt and approve the annual and capital  
18 budget at the public meeting."

19 Which one do you want me to put it on?

20 MS. DAY: It has to go on that one. It  
21 doesn't have to go on that one.

22 MR. GEISLER: I didn't think so.

23 MS. BARCKETT: You see why you have to stay?

24 MR. GEISLER: Somebody want to make a motion?

25 MR. DABAL: I'll make it.

March 19, 2018

6

1 MS. BARCKETT: I'll second.  
2 MR. DABAL: Yes.  
3 MS. RIBAUDO: Yes.  
4 MS. SUSINO: Yes.  
5 MS. BARCKETT: Yes.  
6 MR. PUZIO: Yes.  
7 CHAIRMAN QUILES: Yes.  
8 MR. GEISLER: Carpentry Maintenance.  
9 MS. RIBAUDO: I'll make a motion.  
10 MR. GEISLER: Resolution 2018-15.  
11 Ms. Ribaudó. Anybody want to second it?  
12 MR. PUZIO: I'll second it.  
13 MR. DABAL: Abstain.  
14 MS. RIBAUDO: Yes.  
15 MS. SUSINO: Yes.  
16 MS. BARCKETT: Yes.  
17 MR. PUZIO: Yes.  
18 CHAIRMAN QUILES: Yes.  
19 MR. GEISLER: Flooring Contract. J&L Floor  
20 Contractors. Anybody want to make a motion?  
21 MS. BARCKETT: I'll make it.  
22 MS. SUSINO: I'll second it.  
23 MR. DABAL: Yes.  
24 MS. RIBAUDO: Yes.  
25 MS. SUSINO: Yes.

March 19, 2018

7

1 MS. BARCKETT: Yes.

2 MR. PUZIO: Yes.

3 CHAIRMAN QUILES: Yes.

4 MR. GEISLER: Resolution 2018-17. Wage  
5 Increase. Does anybody want to make the motion?

6 MR. DABAL: I'll make it.

7 MS. BARCKETT: I'll second.

8 MR. DABAL: Yes.

9 MS. RIBAUDO: Yes.

10 MS. SUSINO: Yes.

11 MS. BARCKETT: Yes.

12 MR. PUZIO: Yes.

13 CHAIRMAN QUILES: Yes.

14 MR. PUZIO: I'd like to sign that one, Marty.

15 MR. GEISLER: You want to sign it?

16 MS. RIBAUDO: Maybe the three of us should  
17 sign that.

18 MR. PUZIO: Oh, yes, everybody.

19 MS. RIBAUDO: That's a good idea.

20 MR. GEISLER: Resolution 2018-18. Colleen  
21 Day Compensated Time. Do we have a motion?

22 MS. BARCKETT: I make a motion.

23 MR. DABAL: I'll second.

24 MR. PUZIO: I'll second it if --

25 MR. GEISLER: You don't have to.

1 I better get used to doing this kind of  
2 stuff.

3 MR. DE MARCO: I'm paying attention. Next  
4 year get ready. Big increase request.

5 MR. GEISLER: All right.

6 MR. DABAL: Yes.

7 MS. SUSINO: Yes.

8 MS. BARCKETT: Yes.

9 MR. PUZIO: Yes, reluctantly.

10 CHAIRMAN QUILES: Yes.

11 MR. GEISLER: Ms. Ribaldo?

12 MS. RIBAUDO: I don't know what to do.

13 MS. DAY: Yes, Ro.

14 MR. GEISLER: When you can't change the vote,  
15 you know the political thing; you go right along with  
16 everybody.

17 MS. RIBAUDO: Not happy, but yes.

18 I hope you're happy.

19 MS. DAY: Yes.

20 MR. DABAL: Don't worry. She'll get big  
21 consulting fees.

22 MR. GEISLER: Corrective Action. 2018-19.  
23 I'm sure everybody read it. This is Colleen's --

24 MS. DAY: It was required. We have to send  
25 in a corrective action. We don't need a corrective



1 action because there was nothing there.

2 MR. GEISLER: All right. Does anybody want  
3 to make a motion?

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

5 MR. PUZIO: Second.

6 MR. DABAL: Yes.

7 MS. RIBAUDO: Yes.

8 MS. SUSINO: Yes.

9 MS. BARCKETT: Yes.

10 MR. PUZIO: Yes.

11 CHAIRMAN QUILES: Yes.

12 MR. GEISLER: Any public comment?

13 MS. RIBAUDO: Yes.

14 MR. GEISLER: Commissioner comment. Hold  
15 off, Ms. Ribaud. You're not in the public yet.

16 MR. DE MARCO: Yet.

17 MR. GEISLER: All right. Do we have any  
18 commissioner comment?

19 MS. RIBAUDO: Yes. Colleen, you will be  
20 missed very much around here. You're a great, great  
21 worker.

22 MS. DAY: Thank you. I'll be around.

23 MS. RIBAUDO: You're like his right and left  
24 arm.

25 MR. DABAL: I have to say, it's -- you taught

1 me a lot. It's been an honor, privilege and a pleasure  
2 to serve with you.

3 MS. DAY: Likewise. Thank you.

4 MR. PUZIO: I'm sad to vote on that  
5 resolution which involves you leaving, but I can only  
6 say I wish you luck and I wish you good health and God  
7 bless you.

8 MS. DAY: That's enough. You're making me  
9 cry.

10 MS. BARCKETT: I agree with Eddie.

11 MR. DABAL: She'll be here tomorrow.

12 CHAIRMAN QUILES: For me it's a sad day in  
13 the Authority, but I'm sure it's a glorious day for  
14 you. I've been here now almost 17 years, and it's been  
15 a pleasure. The information that you have provided me  
16 has educated me, and I think you're -- you're taking a  
17 short vacation. Let's put it that way. I think you're  
18 just going to take a short leave of absence. But I'm  
19 sure you're going to be around. And thank you for  
20 everything.

21 MS. DAY: Thank you.

22 MR. GEISLER: I'll talk to you in person.

23 A motion to adjourn.

24 MS. RIBAUDO: I make a motion.

25 MR. PUZIO: I'll second it.

March 19, 2018

11

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

MR. DABAL: Yes.  
MS. RIBAUDO: Yes.  
MS. SUSINO: Yes.  
MS. BARCKETT: Yes.  
MR. PUZIO: Yes.  
CHAIRMAN QUILES: Yes.

March 19, 2018

12

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

C E R T I F I C A T E

I, MARY MC KAY, License Number XIO1302, 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.

-----

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

Date: -----