

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

Monday, April 15, 2019  
Commencing at 6:15 p.m.

COMMISSIONERS PRESENT:

MARIE BARCKETT

EDWARD J. DABAL

ROSEMARIE RIBAUDO

JUDITH SUSINO

ALSO PRESENT:

MARTIN P. GEISLER, ESQ.  
EXECUTIVE DIRECTOR

MICHAEL P. DE MARCO, ESQ.  
HOUSING AUTHORITY ATTORNEY

MARGARET A. FIORE  
OFFICE MANAGER

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

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April 15, 2019

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 April 15, 2019.

8 MR. DABAL: Here.

9 MS. RIBAUDO: Here.

10 MS. SUSINO: Here.

11 MS. BARCKETT: Here.

12 (All rise for the recitation of the Pledge of  
13 Allegiance.)

14 MR. GEISLER: Approval of the minutes from  
15 the transcript of the caucus and regular meeting held  
16 on March 18, 2019.

17 Do we have a motion?

18 MS. BARCKETT: I'll make it.

19 MS. SUSINO: I'll second.

20 MR. DABAL: Yes.

21 MS. RIBAUDO: Yes.

22 MS. SUSINO: Yes.

23 MS. BARCKETT: Yes.

24 MR. GEISLER: Bills presented for payment,  
25 April 15th, 2019, for a total amount of \$136,737.45.

April 15, 2019

1 Do we have a motion?

2 MR. DABAL: I make a motion.

3 MS. RIBAUDO: Second.

4 MR. DABAL: Abstain on check number 1008.

5 Yes on the rest.

6 MS. RIBAUDO: Yes.

7 MS. SUSINO: Yes.

8 MS. BARCKETT: Yes.

9 MR. GEISLER: Bad debt write-off. The  
10 Housing Authority -- before, I want to explain  
11 something with this bad debt write-off. I'm going to  
12 have -- Mike has the names of these people. We're  
13 going to go after them.

14 MS. RIBAUDO: Wait. Could I intervene?

15 MR. GEISLER: Yes.

16 MS. RIBAUDO: I was to bring this to the  
17 board tonight about this write-off. I wanted to see it  
18 first. Noel called me today about this too, about our  
19 meeting. I and Noel, and he said to ask the board, to  
20 please table it till the next meeting.

21 MR. GEISLER: For what reason?

22 MS. RIBAUDO: The reason is, I did it last  
23 year, and I think I said to Margaret, I would like the  
24 names of the people with the bad debt. Whether they're  
25 living or dead. Mr. Quiles also would like the names

April 15, 2019

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1 of the people, living or dead, apartment numbers,  
2 whatever, so that we know what's really going on. We  
3 used to have that years ago. All the people who owed  
4 the bad debt. Then it just stopped to this.

5 MR. GEISLER: No, what happened is this.  
6 They're not living here anymore. That's the problem.

7 MS. RIBAUDO: But you have people that I know  
8 years ago that moved out and owed you money. And I  
9 don't understand why we can't go after them.

10 MR. GEISLER: We are going after them. We go  
11 after them all the time. But I can't keep it on the  
12 books.

13 MS. RIBAUDO: Well, then please table it to  
14 the next meeting for Noel. He's our chairperson, and  
15 he should speak up on it.

16 MR. GEISLER: Speak up about what?

17 MS. RIBAUDO: What he wants and what I  
18 requested too, Marty.

19 MR. GEISLER: Because I don't even think he  
20 understands what it is.

21 MS. RIBAUDO: I think he does.

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

23 MS. RIBAUDO: I'm sorry. I think he does.

24 MR. GEISLER: If he didn't think --

25 MS. RIBAUDO: How much do we get back?

April 15, 2019

1 MR. DE MARCO: I don't have the number. Just  
2 by clarification, this is more of a bookkeeping thing.

3 MR. GEISLER: Yes, it's a bookkeeping thing.

4 MR. DE MARCO: But that doesn't mean that we  
5 can't and that we don't pursue it after the fact.

6 MR. GEISLER: We get money back. Unless they  
7 go bankrupt.

8 MR. DE MARCO: We had one that went bankrupt.

9 MS. BARCKETT: It's just a way to get it off  
10 the books.

11 MS. RIBAUDO: Mr. Quiles and I would like it  
12 tabled to the next meeting.

13 MR. DABAL: To get the books in order.

14 MS. RIBAUDO: Would you please, yes or no,  
15 for next meeting?

16 MR. GEISLER: That's fine. Do whatever you  
17 want to do. That's fine with me.

18 MS. RIBAUDO: Okay?

19 MR. DABAL: I don't think it matters.

20 MS. RIBAUDO: It matters to Quiles.

21 MR. DABAL: I mean, I don't think it matters  
22 if we delay it.

23 MS. RIBAUDO: Another month. Okay with the  
24 rest of you?

25 MR. GEISLER: Fine with me.

April 15, 2019

6

1 MS. RIBAUDO: Okay. Thank you. Let him  
2 speak his peace.

3 MR. GEISLER: Now we have Resolution 2019-13.  
4 This is the JIF, who we were using. The insurance  
5 company was bought up by another company. But we still  
6 have the same manager. Nothing's changed. It's still  
7 exactly the same as we had it. Before it was PIA,  
8 P-I-A. And now it's World. World Insurance  
9 Associates. But it's still the same coverage.

10 MR. DABAL: Just a title change.

11 MR. GEISLER: Just a title change.

12 MR. DE MARCO: The 15th. Tax day.

13 You're the vice chair?

14 MS. RIBAUDO: No. Puzio.

15 MR. DE MARCO: Oh. You're sitting in the  
16 chair.

17 MR. DABAL: Yes.

18 MS. RIBAUDO: Yes.

19 MS. SUSINO: Yes.

20 MS. BARCKETT: Yes.

21 MR. GEISLER: Do we have any public comment?  
22 Any commissioner comment?

23 MS. RIBAUDO: Yes. Me. Again --

24 MR. GEISLER: Don't forget the Easter party.

25 MS. RIBAUDO: Yes, don't forget the Easter

April 15, 2019

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1 party.

2 But when you all leave tonight, look how  
3 beautiful the grounds are manicured now. It's gorgeous  
4 out here.

5 So, again, Bobby, thank you and your men.  
6 Beautiful.

7 MR. GEISLER: We had a long talk, me and Ms.  
8 Ribauda, about the maintenance. Our guys are doing a  
9 wonderful job.

10 MS. RIBAUDO: Every one of them.

11 MR. GEISLER: Wonderful job. Even our  
12 part-timers are doing a wonderful job.

13 MS. RIBAUDO: Yes. Marty has a new  
14 part-timer here. He came before I was ill. And he's  
15 really, my God, a hard worker out there.

16 MR. GEISLER: All right. Do we have a motion  
17 to adjourn?

18 MS. BARCKETT: I'll make it.

19 MR. DABAL: Second.

20 Yes.

21 MS. RIBAUDO: Yes.

22 MS. SUSINO: Yes.

23 MS. BARCKETT: Yes.

24 (Adjourned at 6:25 p.m.)

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April 15, 2019

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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: 4/24/2019

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